

TOWN OF FALMOUTH
BOARD OF SELECTMEN

REVISED AGENDA

MONDAY, MARCH 11, 2019 – 6:30 P.M.

SELECTMEN'S MEETING ROOM

TOWN HALL

59 TOWN HALL SQUARE, FALMOUTH, MA 02540

6:30 p.m. OPEN SESSION

6:30 p.m. EXECUTIVE SESSION

M.G.L. c.30A s.21(a)(3) – Review and discuss settlement proposal for the following litigation: Taylor v. Falmouth Police Dept. (US Dist. Ct.).

7:00 p.m. OPEN SESSION

1. Call to Order
2. Pledge of Allegiance
3. Proclamations:
 - a. 2019 Falmouth Historical Society Heritage Awards
 - b. White Ribbon Day – March 19, 2019
4. Recognition
5. Announcements
6. Public Comment

7:15 p.m. SUMMARY OF ACTIONS

1. Licenses
 - a. Approve Application for a Change of Manager of an All Alcoholic Restaurant License – AM Dining, Inc. d/b/a Golden Swan Indian Cuisine, located at 323 – 325 Main Street, Falmouth
 - b. Approve Application for a One-Day Wine & Malt Liquor License – Gray Matter Marketing d/b/a Cape Cod Brew Fest, to be located at Barnstable County Fairgrounds, 1220 Nathan Ellis Highway, East Falmouth
 - c. Approve Application for a Change of Manager of an Common Victualler Restaurant License – Betsy's Diner, located at 457 Main Street, Falmouth
 - d. Approve Application for a One-Day Wine & Malt Liquor License – VIPS Volunteers in Public Schools, Inc., to be located at Mahoney's Garden Center, 958 East Falmouth Hwy., East Falmouth
2. Administrative Orders
 - a. Vote to approve request from the Falmouth Housing Corp. for a waiver of the water tapping fees and the sidewalk bond for the Little Pond Place affordable housing complex
 - b. Vote to authorize the Town to locate an Eligible Purchaser for 338 Sam Turner Road
 - c. Vote to appoint Falmouth representative to Cape and Islands Water Protection Fund Management Board
 - d. Vote to accept FY19 Wellness Grant from the Cape Cod Municipal Health Group in the amount of \$600.00 to the Personnel Department Grant Account
 - e. Authorize an application for a Housing Choice Initiative Grant
 - f. Authorize an application for a Mass Development Real Estate Technical Assistance Grant for Davis Straits master planning

7:30 p.m. PUBLIC HEARING

1. Application for Shellfish Aquaculture License – Peter Chase and Francis Doohan– Work Float Located at Mooring #37 in Great Harbor, Woods Hole, MA

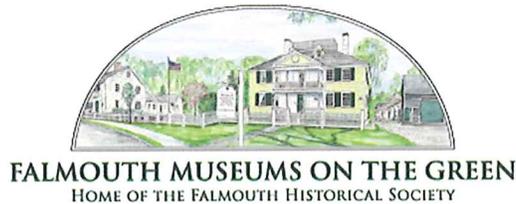
7:45 p.m. PUBLIC HEARING

2. Flow Neutral Bylaw – Evaluation of Request for Variance – Holmes and McGrath, Inc. – 24 Spencer Baird Road, Woods Hole (Parcel 49A 06 000D 044), Continued from February 25, 2019

8:00 p.m. BUSINESS

1. Quarterly Report – Falmouth Police Department – Chief Dunne
2. Status Update on Multiple Public Works Initiatives – Peter McConarty, Deputy Public Works Director
3. Vote to Approve Request for Waiver of Special Event Permit Fee
 - a. Arts Alive Festival
 - b. Jazz Stroll (JazzTober)
4. Vote to Approve Request for Off-Premise Promotional Signs for Special Events:
 - a. VIPS – Volunteers in Public Schools – Feasts of Falmouth to be located at Mahoney’s Garden Center, 958 Est Falmouth Highway, East Falmouth – Friday June 7, 2019
5. Minutes of Meetings:
Public Session – February 11, 2019; February 25, 2019
Executive Session – December 11, 2017
Vote to Release/Not to Release Minutes of Executive Sessions – November 20, 2017; December 4, 2017
6. Individual Selectmen’s Reports
7. Town Manager’s Report
8. Review and/or Discuss Correspondence Received

Susan L. Moran, Chairman
Board of Selectmen



February 2, 2019

To: Falmouth Board of Selectmen
From: Mark Schmidt, Executive Director, Falmouth Historical Society
Subject: Heritage Dinner and Award

On Tuesday, April 30, 2019, at 5:30 pm, the Falmouth Historical Society will host its 20th annual Heritage Award, honoring an individual or group that has made a positive impact upon Falmouth and the region. This year's focus is on women who have impacted various segments of Falmouth's community, and we have chosen three recipients to honor: Vicky Lowell, Carolyn Partan, and Virginia Valiela. We would like to venerate these three individuals, and the impact that they have made upon Falmouth, by including a proclamation from the Selectmen for each of them.

Might each proclamation (one for each organization) say something like:

Be it hereby known that the Town of Falmouth offers its most sincere congratulations to <Vicky Lowell/Carolyn Partan/Virginia Valiela>, in receiving of the 20th annual Falmouth Historical Society Heritage Award, for your enduring commitment to the improvement and importance of our community. Your contributions to our town and to Falmouth's population have made it a better place for all of us.

Given this 30th day of April 2019.

*Board of Selectmen
Town of Falmouth, MA*

Sincerely,

Mark A. Schmidt
Executive Director
Falmouth Historical Society



Certificate of Recognition

The Town of Falmouth Honors
Vicky Lowell

Be it hereby known that the Town of Falmouth offers its most sincere congratulations to Vicky Lowell in receiving the 20th annual Falmouth Historical Society Heritage Award, for your enduring commitment in the improvement and importance of our community. Your contributions to our town and to Falmouth's population have made it a better place for all of us.

Given this 30th day of April, 2019

Falmouth Board of Selectmen

Susan L. Moran, Chairman

Samuel H. Patterson

Megan English Braga

Douglas C. Brown

Douglas H. Jones



Certificate of Recognition

The Town of Falmouth Honors
Carolyn Partan

Be it hereby known that the Town of Falmouth offers its most sincere congratulations to Carolyn Partan in receiving the 20th annual Falmouth Historical Society Heritage Award, for your enduring commitment in the improvement and importance of our community. Your contributions to our town and to Falmouth's population have made it a better place for all of us.

Given this 30th day of April, 2019

Falmouth Board of Selectmen

Susan L. Moran, Chairman

Samuel H. Patterson

Megan English Braga

Douglas C. Brown

Douglas H. Jones



Certificate of Recognition

The Town of Falmouth Honors
Virginia Valiela

Be it hereby known that the Town of Falmouth offers its most sincere congratulations to Virginia Valiela in receiving the 20th annual Falmouth Historical Society Heritage Award, for your enduring commitment in the improvement and importance of our community. Your contributions to our town and to Falmouth's population have made it a better place for all of us.

Given this 30th day of April, 2019

Falmouth Board of Selectmen

Susan L. Moran, Chairman

Samuel H. Patterson

Megan English Braga

Douglas C. Brown

Douglas H. Jones

Diane Davidson

From: Sandy Faiman-Silva <sfaiman@aol.com>
Sent: Tuesday, March 05, 2019 11:35 AM
To: Julian Suso; Susan Moran
Cc: Megan English_Braga; Peter Johnson Staub; pennyduby@gmail.com;
kate.grannemann@gmail.com; Diane Davidson; charlesevans@capecodpride.org
Subject: Re: White Ribbon Campaign Falmouth, March 19m, 9 AM, Hermann Room, Falmouth Public Library

Dear Mr. Suso, Megan, and Su,

I am following up about our White Ribbon Campaign Proclamation request, which is scheduled to be on next week's Selectmen's Agenda. Is there anything I need to do to follow up at this time? Do you need or want input about the wording? If so, please contact me. Also, we plan to be present at the Selectmen's Meeting prepared to make a statement if necessary.

If it is passed, will a member of the Board of Selectmen be able to attend and our event and read the Proclamation? It is scheduled for Tuesday March 19 at 9 AM in the Hermann Room, Falmouth Public Library.

Thank you very much.

Cordially,

Sandy

Sandy Faiman-Silva, Ph.D.
50 Davis Road, Falmouth 02540
508-274-1131
sfaiman@aol.com



PROCLAMATION

WHEREAS our community, **FALMOUTH, MASSACHUSETTS**, is deeply concerned about the public health and public safety issues of violence against women and all gender-based violence, including sexual assault, rape, domestic violence, stalking, sexual harassment, and human trafficking; and

WHEREAS the many cultures represented in our community are all affected, including heterosexual, gay, bisexual and transgender individuals, communities of color, immigrants, the youth, the aged, the infirmed and the differently-abled; and

WHEREAS the **White Ribbon Day Campaign** believes that the majority of men wish to make a positive contribution towards ending this violence and that by reimagining manhood we can break down the rigid gender roles and power dynamics that contribute to and foster gender-based violence; and

WHEREAS our municipality, along with other municipalities across the Commonwealth, is committed to taking tangible steps to raise awareness, to support survivors, to hold offenders accountable and to promote safety, equity and non-violence in our community; and

WHEREAS our municipality recognizes the important life-saving work of Independence House, Inc. and Falmouth Human Services, located within our community; and

WHEREAS the White Ribbon Day Pledge states: "From this day forward, I promise to be a part of the solution in ending violence against women and all gender-based violence."

THEREFORE BE IT RESOLVED:

1. That **March 19, 2019** is proclaimed **WHITE RIBBON DAY** in **FALMOUTH**.
2. That all members of the Falmouth Board Of Selectmen and all municipal employees are encouraged to wear the 'white ribbon' during the week of White Ribbon Day
3. That the White Ribbon Day Pledge provided by the White Ribbon Campaign be displayed at the Municipal Offices in such a location that it can be seen, and may be signed, by elected officials, employees and visitors alike.
4. That white ribbons will be made available by White Ribbon Campaign representatives to visitors to the Municipal Offices during the week of White Ribbon Day.

IN WITNESS WHEREOF, we have hereunto set our hand and caused the Great Seal of the Town of Falmouth to be affixed.

Susan L. Moran, Chairman

Samuel H. Patterson

Megan English Braga

Douglas C. Brown

Douglas H. Jones

BOARD OF SELECTMEN



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LOCAL LICENSING AUTHORITY REVIEW RECORD

00044-RS-0390

Falmouth

2/26/2019

ABCC License Number

City/Town

Date Filed with LLA

TRANSACTION TYPE (Please check all relevant transactions):

- New License
- Change of License
- Change of Manager
- Change of Beneficial Interest
- Change Corporate Name
- Change of DBA
- Alteration of Licensed Premises
- Change of Location
- Pledge of Collateral (i.e. License/Stock)
- Change of Class (i.e. Annual / Seasonal)
- Change of License Type (i.e. club / restaurant)
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Change Corporate Structure (i.e. Corp / LLC)
- Change of Hours
- Issuance/Transfer of Stock/New Stockholder
- Management/Operating Agreement

APPLICANT INFORMATION

Name of Licensee: AM Dining, Inc. D/B/A: Golden Swan Indian Cuisine

ADDRESS: 323 - 325 Main Street CITY/TOWN: Falmouth STATE: MA ZIP CODE: 02540

Manager: Jaswinder K. Thind

Granted under Special Legislation? Yes No

If Yes, Chapter _____ of the Acts of (year) _____

\$12 Restaurant (i.e. restaurant, package store) Annual (Annual or Seasonal) Class All Alcoholic Beverages (i.e. Wines and Malts / All Alcohol) Category

LOCAL LICENSING AUTHORITY DECISION

Please indicate the decision of the Local Licensing Authority: Approves this Application

Please indicate what days and hours the licensee will sell alcohol: 8:00 am - 1:00 am Monday - Saturday; Sunday Noon - 1:00 am

If Approving With Modifications, please indicate below what changes the LLA is making:

Please indicate if the LLA is downgrading the License Category (approving only Wines and Malts if applicant applied for All Alcohol): No

Changes to the Premises Description	Indoor Area	Floor Number	Square Footage	Number of Rooms
Total Square Footage				
Patio/Deck/Outdoor Area Total Square Footage	Number of Entrances			
Seating Capacity	Number of Exits			

Abutters Notified: Yes No Date of Abutter Notification: n/a Date of Advertisement: n/a

Please add any additional remarks or conditions here:

Check here if you are attaching additional documentation

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

Date APPROVED by LLA

Diane Davidson

From: Douglas Decosta <ddecosta@falmouthpolice.us>
Sent: Tuesday, February 26, 2019 9:03 AM
To: 'Diane Davidson'; 'Phyllis Downey'
Cc: Edward Dunne
Subject: Background Check- Jaswinder Thind of the Golden Swan Indian Cuisine Restaurant

**Background Check- Jaswinder Thind of the Golden Swan Indian Cuisine Restaurant
Manager of Alcoholic Beverage License**

February 26, 2019

A background check has been completed by the Falmouth Police Department of the municipal license applicant listed below:

Jaswinder Thind of the Golden Swan Indian Cuisine Restaurant

The department did not locate information that may disqualify this municipal license applicant.

Lieutenant Douglas DeCosta
Falmouth Police Department
750 Main Street
Falmouth, MA 02540
Office: 774-255-4527
Fax: 508-457-2566
ddecosta@falmouthpolice.us
www.falmouthpolice.us



-----NOTICE-----

This email is intended for professional and business purposes of the Falmouth Police Department. The contents of this email message and any attachments are confidential and are intended solely for the addressee. If you are not the intended recipient please notify the sender and delete this message.

2019

License Alcoholic Beverages

19-5-WM

Fee:

25

The Licensing Board of
The Town of Falmouth
Massachusetts
Hereby Grants a

Special License For The Sale of Wine & Malt Beverages

License to Expose, Keep for Sale, and to Sell

Wines and Malt Beverages

To Be Drunk On the Premises

To Cape Cod Brew Fest
Matthew Gray

Cape Cod Fairgrounds
1220 Nathan S. Ellis Highway
East Falmouth, MA

On the following described premises:

Cape Cod Fairgrounds, 1220 Nathan Ellis Highway, Rt. 151, East Falmouth, MA 02536

THE ABOVE NAMED PROFIT OR NON PROFIT ORGANIZATION IS HEREBY GRANTED A SPECIAL LICENSE FOR THE SALE OF WINE AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES.

This license is valid from the 21st day of September 2019 until the 21st day of September 2019, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

Saturday, September 21, 2019 - 2:00 p.m. - 5:30 p.m. Craft Beer Festival.

Conditions: 1. Certificate of liquor liability insurance required, 2. Servers must be TIPS certified, 3. Apply for temporary food permit with Health Department, 4. Rope or fence off area where alcohol will be sold and consumed.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 11th day of March 2019

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

PAID
35

TOWN OF FALMOUTH

Office of the Town Manager & Selectmen

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone (508) 495-7320

**APPLICATION
SPECIAL ONE-DAY LIQUOR LICENSE
FOR THE SALE OF ALCOHOLIC BEVERAGES
M.G.L.A. CHAPTER 138, SECTION 14**

NAME OF APPLICANT: Matt Gray (dba Cape Cod Brew Fest)

ADDRESS OF APPLICANT: 1220 Nathan Ellis Highway, Rte 151, East Falmouth, MA 02536

NAME OF ORGANIZATION: Barnstable County Agricultural Society

MAILING ADDRESS: Gray Matter Marketing, 200 Highpoint Ave, Unit B5, Portsmouth, RI 02871

TELEPHONE #: 401-318-2991

EMAIL: matt@graymattermarketing.com

LOCATION TO BE LICENSED: Cape Cod Fairgrounds

TYPE OF EVENT: Craft Beer Festival

DATE(S) OF EVENT: September 20, 2019 (date of deliveries) & September 21, 2019 (event date)

HOURS OF EVENT: 2:00PM - 5:30PM (Event Date: September 21, 2019)

APPROXIMATE # OF PEOPLE: 1,800

TYPE OF LICENSE: ALL ALCOHOLIC _____ WINE & MALT X
NON PROFIT X FOR PROFIT _____

REQUIREMENTS:

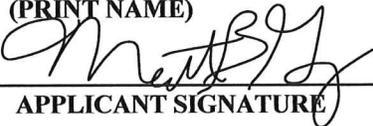
1. Certificate of non-profit status (if your organization is non-profit)
2. Certificate of liquor liability insurance
3. Certificate of TIPS or other alcohol safety training
- ~~4.~~ Floor plan of area where alcohol will be served and consumed, and security plan
5. Application for Temporary Food Permit (Health Department)

**AUTHORIZED MANAGER/OFFICER OF
ESTABLISHMENT**

Matt Gray

(PRINT NAME)

DATE 2/8/2019


APPLICANT SIGNATURE

**FEE: \$25.00 PER DAY
\$10.00 FILING FEE**

BOARD OF SELECTMEN



ENTRANCE
EXIT

PARKING

VENDOR
PARKING

TOILETS

BEER VENDORS

BEER VENDORS

BEER VENDORS

BEER VENDORS

BEER VENDORS

TOILETS

BEER VENDORS

VENDOR
PARKING

FOOD

FOOD

FOOD

FOOD

DUMPSTERS

VENDOR
ENTRANCE

Phyllis Downey

To: Sean Doyle; Reid Brian
Subject: RE: One-Day Wine-Malt Beverage License Cape Cod Brew Fest

Thank you very much. We will include these instructions.

Best,
Phyllis

Phyllis Downey
Office of the Town Manager & Board of Selectmen
508-495-7320

From: Sean Doyle [mailto:sdoyle@falmouthpolice.us]
Sent: Thursday, February 28, 2019 9:38 PM
To: Phyllis Downey <phyllis.downey@falmouthma.gov>; Reid Brian <broid@falmouthpolice.us>
Subject: RE: One-Day Wine-Malt Beverage License Cape Cod Brew Fest

Good evening,

This department would ask that the organizers be required to speak with the detail sergeants (Loewen and Karl) to make proper arrangements for safety and security measures. As long as the detail sergeants are satisfied, and as long as all laws and bylaws are adhered to, then this department does not have any issues with the request.

Thank you,

Sean Doyle,
Lieutenant

From: Phyllis Downey [mailto:phyllis.downey@falmouthma.gov]
Sent: Thursday, February 28, 2019 10:54 AM
To: Reid Brian <broid@falmouthpolice.us>; Sean Doyle <sdoyle@falmouthpolice.us>
Subject: One-Day Wine-Malt Beverage License Cape Cod Brew Fest

Good morning,

Attached please find an application for a One-Day Wine & Malt Beverage License for Cape Cod Brew Fest on Saturday, September 21, 2019. May we please request your recommendations by Thursday, March 7th?

The Selectmen are expected to review the application at their meeting on Monday, March 11th.

Thank you,
Phyllis

Phyllis Downey
Administrative Assistant
Office of the Town Manager & Board of Selectmen

Number:
5-CV

Fee
\$60.00

The Commonwealth of Massachusetts
Town of Falmouth

This is to certify that
Betsy's Diner
Kazar Keuchkarian, Manager
457 Main Street
Falmouth, MA 02540
is hereby granted this
Common Victualler's License

in said Falmouth and that place only and expires on the date shown below unless sooner suspended or revoked for violation of the laws of the Commonwealth respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Valid from: March 11, 2019

Valid until: December 31, 2019

By order of The Falmouth Board of Selectmen

March 11, 2019

This License Must be Posted in a Conspicuous Place upon the Premises

2019

License Alcoholic Beverages

19-6-WM

Fee:

35

The Licensing Board of
The Town of Falmouth
Massachusetts
Hereby Grants a

Special License For The Sale of Wine & Malt Beverages

License to Expose, Keep for Sale, and to Sell

Wines and Malt Beverages

To Be Drunk On the Premises

To Volunteers in Public Schools, Inc. (VIPS)

Mahoney's Garden Center
958 East Falmouth highway
East Falmouth MA 02536

On the following described premises:

THE ABOVE NAMED PROFIT OR NON PROFIT ORGANIZATION IS HEREBY GRANTED A SPECIAL LICENSE FOR THE SALE OF WINE AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES.

This license is valid from the 7th day of June 2019 until the 7th day of June 2019, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

5:00 - 7:00 pm - Feasts of Falmouth

Conditions: 1. Organizers must speak with detail sergeants (Loewen and Karl) to make proper arrangements for safety and security measures. 2. Proof of Liquor Liability insurance required. 3. Servers-Bartenders must be TIPS (or equivalent) certified. 4. Plan showing area where alcohol will be sold & consumed required. 5. Area for purchase & consumption of alcohol must roped off.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 11th day of March 2019

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

TOWN OF FALMOUTH
Office of the Town Manager & Selectmen
59 Town Hall Square, Falmouth, Massachusetts 02540
Telephone (508) 495-7320



APPLICATION
SPECIAL ONE-DAY LIQUOR LICENSE
FOR THE SALE OF ALCOHOLIC BEVERAGES
M.G.L.A. CHAPTER 138, SECTION 14

NAME OF APPLICANT: Tracey CRAIG, Falmouth Volunteers In Public Schools, Inc.
ADDRESS OF APPLICANT: 874 Gifford St., Falmouth
NAME OF ORGANIZATION: Falmouth VIPS
MAILING ADDRESS: same
TELEPHONE #: 508-548-1621
EMAIL: vips@falmouth.k12.ma.us
LOCATION TO BE LICENSED: Mahoney's Garden Center, 958 E. Falmouth Hwy., East Falmouth MA 02536
TYPE OF EVENT: food festival fundraiser
DATE(S) OF EVENT: Friday, June 7th 2019
HOURS OF EVENT: 5-7 pm
APPROXIMATE # OF PEOPLE: 500
TYPE OF LICENSE: ALL ALCOHOLIC _____ WINE & MALT
NON PROFIT FOR PROFIT _____

REQUIREMENTS:

- 1. Certificate of non-profit status (if your organization is non-profit)
- 2. Certificate of liquor liability insurance
- 3. Certificate of TIPS or other alcohol safety training
- 4. Floor plan of area where alcohol will be served and consumed, and security plan
- 5. Application for Temporary Food Permit (Health Department) - submitted

AUTHORIZED MANAGER/OFFICER OF ESTABLISHMENT

Tracey CRAIG
(PRINT NAME)

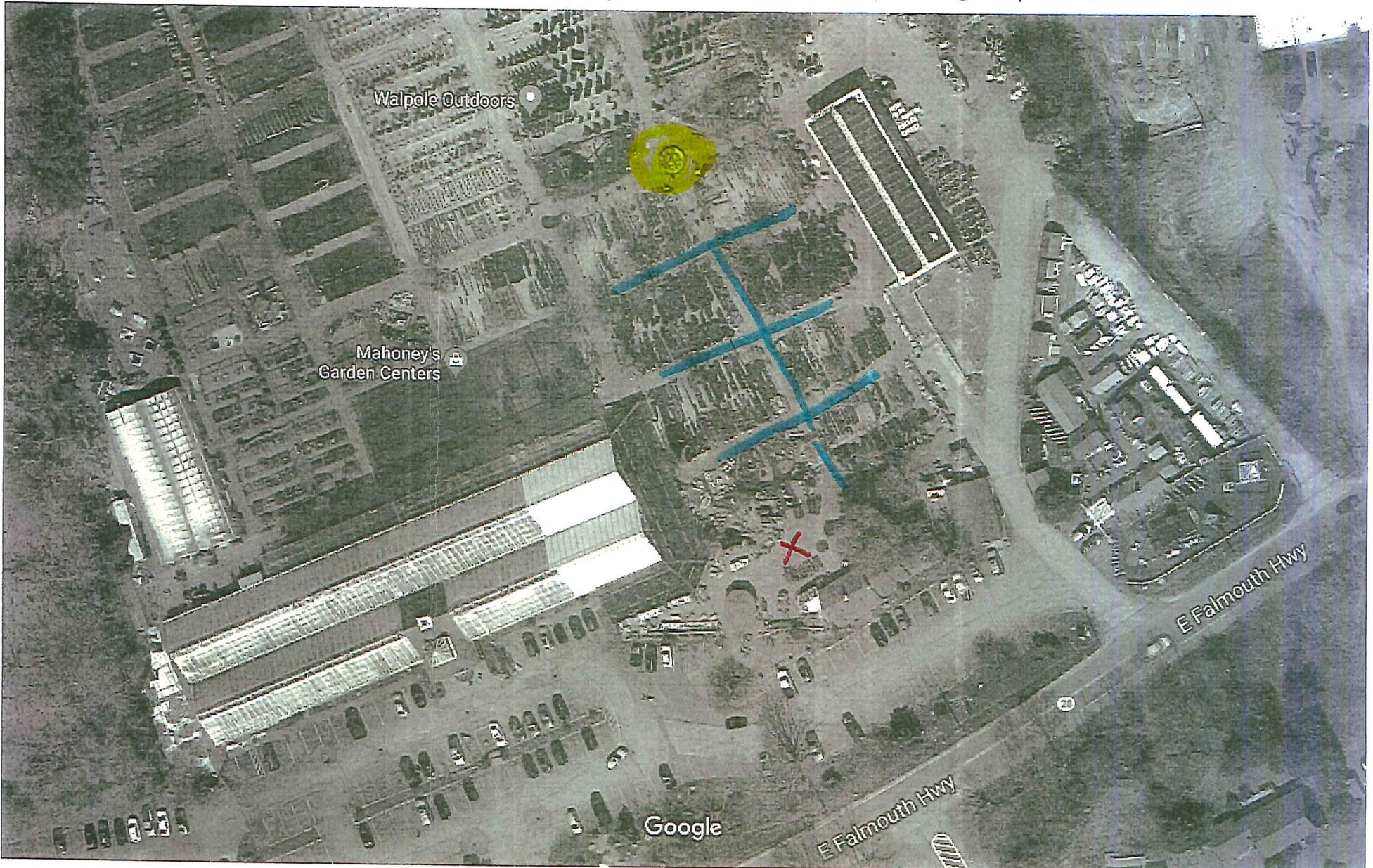
DATE 1/28/19

[Signature]
APPLICANT SIGNATURE

FEE: \$25.00 PER DAY
\$10.00 FILING FEE

BOARD OF SELECTMEN

VIPS Feasts of Falmouth @ Mahoney's Garden Center



- X Entry
- Alcohol area (wristband entry only)
- restaurants

Phyllis Downey

From: Sean Doyle <sdoyle@falmouthpolice.us>
Sent: Tuesday, March 5, 2019 8:24 PM
To: Phyllis Downey; Reid Brian
Subject: RE: VIPS One-Day Wine & Malt Beverage License Application

Good evening,

As long as all laws and by-laws are adhered to then this department does not have any issues with the request.

Sean Doyle,
Lieutenant

From: Phyllis Downey [mailto:phyllis.downey@falmouthma.gov]
Sent: Monday, March 04, 2019 2:55 PM
To: Reid Brian <broid@falmouthpolice.us>; Sean Doyle <sdoyle@falmouthpolice.us>
Subject: VIPS One-Day Wine & Malt Beverage License Application

Good afternoon Officers,

Attached please find an application by VIPS - Volunteers in Public Schools, Inc. for a One-Day Wine & Malt Beverage License for June 7, 2019 at Mahoney's Garden Center for Feasts of Falmouth. May we please request your recommendations by Friday, March 8, 2019?

The BOS will review the application at their meeting on March 11th.

Thank you,

Phyllis

Phyllis Downey
Administrative Assistant
Office of the Town Manager & Board of Selectmen
508-495-7320

704 Main Street
Falmouth, MA 02540



Falmouth
Housing
Corporation

www.falmouthhousingcorp.org

508-540-4009 TEL

508-548-6329 FAX

Ms. Susan L. Moran
Chairman, Falmouth Board of Selectmen
Falmouth Town Hall
Falmouth, MA 02540



January 28, 2019

RE: Little Pond Place Affordable Housing Project- Request for Waiver of Building Permit Fees

Dear Ms. Moran,

Little Pond Place, the forty-unit, 100% affordable housing project on Town-owned land in Falmouth, is nearly ready to begin construction. As you well know, this project has been a long time coming and we can see a ground breaking in the very near future. The project was awarded Federal 9% Low Income Housing Tax Credits and soft funding in the most recent State funding round, and the Falmouth Housing Corporation is excited to begin working on bringing these desperately needed affordable apartments for families on-line.

In addition to state funding, we have received commitments from the Community Preservation Committee (\$750,000); the County HOME Consortium (\$140,000) and funds from two local private foundations (\$205,000). Original construction estimates have risen due to escalating costs across the industry as well as construction timeframes have become longer due to construction labor shortages and a busy construction climate. This has increased our total development costs (TDC) and we are looking for avenues to bring the TDC back in line. **To that end we are respectfully requesting a waiver of the building permit fee.** We believe with the permit fee waived, along with additional fundraising/value engineering our funding gap will be closed and we can begin construction this Spring and deliver 40 units by next Summer.

The attached narrative provides additional details about the project. I shall be happy to answer any questions you have by telephone, email or at a meeting of the Board of Selectmen. Thank you for your consideration.

Sincerely,
Linda J. Clark

President/Director, Falmouth Housing Corporation
704 Main Street
Falmouth, MA 02540
Office: (508) 540-4009
Cell: (508) 524-1229



Project Narrative

Little Pond Place will be a 40-unit, 100% affordable family housing development on Town owned land in Falmouth, Massachusetts. It will be a mix of one, two and three bedroom units with a mix of incomes from 30% to 80% of Area Median Income and a manager's unit on site along with a community building. 38 of the 40 units will be LIHTC units.

Little Pond Place will provide much needed housing to those in Falmouth and especially those without transportation as it is located centrally to the business district. All of the amenities one would need are within walking distance of Little Pond Place. In addition, the property is located a block and a half away from the main bus thoroughfare for the Cape. On the other side of the property from the amenities is conservation land, including Little Pond, so the project is the perfect mix of downtown amenities and peaceful recreation.

The owner team of Falmouth Housing Corporation and Affirmative Investments have developed three other properties together and are working on this and a second 10-unit project for workforce housing that will also begin construction spring 2019. All projects are performing very well and they are excited to add Little Pond Place to their collective resumé.

FALMOUTH AFFORDABLE HOUSING FUND

Established by Ch. 29 of the Acts of 2011
Board of Selectmen, Trustees

59 Town Hall Square
Falmouth, Massachusetts 02540
(508) 495-7344

MEMORANDUM

TO: Falmouth Board of Selectmen

FROM: Carla L. Feroni, Housing Coordinator

DATE: March 11, 2019

RE: 338 Sam Turner
Re-Sale of Affordable Housing Unit

Recommended Motion:

I make a motion that the Board of Selectmen exercise its right under the Affordable Housing Deed Rider to attempt to locate an Eligible Purchaser for the property at 338 Sam Turner to maintain the unit on the Falmouth Subsidized Housing Inventory.

Background:

The Town has received a Notice of Conveyance indicating the Owner's intent to sell 338 Sam Turner which is an affordable housing unit on the Falmouth Subsidized Housing Inventory (SHI). Pursuant to the affordable housing deed rider, the Town has the option to exercise its right to locate an Eligible Purchaser of the property. This period to find an Eligible Purchaser will expire 90 days from the date the Town notifies the Owner of its intent to locate an Eligible Purchaser. The Town exercised its right to find an Eligible Purchaser last August however, due to needed remediation of the unit, marketing of the unit was suspended until the construction work was completed. The unit is now ready to be marketed and the Owner has given the Town a new Notice of Conveyance and an additional opportunity to exercise its right to locate an Eligible Purchaser. The Housing Assistance Corp. is the monitoring and re-sale agent

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

February 20, 2019

Ms. Susan Moran
Select Board Chair
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

Dear Ms. Moran,

The Cape Cod and Islands Water Protection Fund (the Fund) was created when Governor Baker signed the short-term rentals bill (Chapter 337 of the Acts of 2018) on December 28, 2018. The Fund was created to help cover the cost to Cape residents of implementing Cape Cod's 208 Area Wide Water Quality Management Plan and to offer Dukes County and Nantucket County communities a financial tool to help with their wastewater abatement plans. The Cape Cod and Islands Water Protection Fund is a dedicated fund within the state's Clean Water Trust and is administered by the Clean Water Trust. To ensure there is local oversight of the Fund, the legislation established the Cape Cod and Islands Water Protection Fund Management Board.

Chapter 337 stipulates that the management board duties include 1) determining the method for subsidy allocation, including but not limited to, an equitable distribution among participating municipalities; and 2) ensuring that money from the Water Protection Fund is spent only for purposes identified in the Act.

The Board of Selectmen or Town Council in a town that is a member of the Fund (as of passage of the Act all 15 Barnstable County towns are members) shall appoint one member to the management board. In accordance with the requirements of the Act, each appointee shall be a member of the respective appointing authority, a town manager, town administrator or other municipally employed professional staff. Each member of the management board shall serve for a term of 3 years. All towns within Barnstable County, Dukes County and Nantucket County are invited to attend meetings of the Management Board, regardless of having determined if they'll join the Fund.

The Act calls for the Cape Cod Commission, in consultation with the Martha's Vineyard Commission, to provide administrative and technical support to the management board. Please appoint the Town of Falmouth representative to the management board and forward his/her contact information directly to me by April 5, 2019. Attached please find a copy of the signed legislation and a Cape Cod and Islands Water Protection Fund Frequently Asked Questions document prepared by Senator Julian Cyr's office.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kristy Senatori
Executive Director

cc: Julian Suso, Town Manager, Town of Falmouth
Senator Julian Cyr
Representative Sarah Peake
Susan Perez, Executive Director, Massachusetts Clean Water Trust
Commissioner Martin Suuberg, Massachusetts Department of Environmental Protection
Adam Turner, Executive Director, Martha's Vineyard Commission

Cape Cod and Islands Water Protection Fund FAQ

Updated 1/28/2019

The Cape Cod and Islands Water Protection Fund was signed into law as part of the short term rentals bill by the Governor on December 28th:

<https://malegislature.gov/Laws/SessionLaws/Acts/2018/Chapter337>

For information on the short term rental legislation implementation here is a link to the Department of Revenue's FAQs: <https://www.mass.gov/info-details/short-term-rentals-frequently-asked-questions>

The creation of the fund was a priority for the entire Cape & Islands Legislative Delegation. The delegation is hopeful the fund will bring significant state support to all participating municipalities in the region to address wastewater needs and environmental stewardship.

This FAQ is our best attempt to provide information and answer questions relative to the intent of the law and its forthcoming implementation. Further guidance will be provided as it becomes available.

Does Cape Cod have a problem with its water quality?

Yes, there is a very serious problem.

Cape Cod's water quality is degrading and impaired due to excess nitrogen in embayments and water bodies. According to an October 2017 Cape Cod Times editorial, the peninsula's 125,000 septic systems cause 85 percent of the nitrogen pollution in the region's waters, followed by 10 percent caused by residential and commercial use of pesticides and storm runoff contributing 5 percent. The islands of Martha's Vineyard and Nantucket face similar levels of nitrogen pollution.

Available studies indicate that Cape Cod's embayments and estuaries need a 87 percent reduction of nitrogen to meet U.S. Environmental Protection Agency (EPA) clean water standards.

What is the effect of the current nitrogen pollution in our waters?

Nitrogen pollution is depleting oxygen for fish, smothering eel grass and shellfish beds, and creating noxious mats of algae on beaches. Algae and bacteria proliferate by feeding on the nitrogen, choking the waterways with green and brown sludge and killing aquatic life.

Excess nitrogen causes beach closures and marine habitat destruction, which threatens the shellfishing industry and tourist economy. Severe cases of nitrogen pollution have led to major fish kills in the Waquoit and Popponesset embayments on Cape Cod.

How did this happen?

Cape Cod is a victim of its popularity and geology. Currently there are 125,000 septic systems across Cape Cod – which is 20 percent of the septic systems in the Commonwealth. Due to Cape Cod's sandy and porous soil, nitrogen travels from septic systems and ends up in marine and fresh water ecosystems. Even when septic systems are removed, nitrogen remains in the soil and continues to impact Cape waters.

In 1978, the wastewater plan for Cape Cod concluded that Title 5 septic systems were an adequate form of wastewater disposal for the region's development. Therefore, towns chose not to install sewers when the federal government offered help to subsidize the cost.

Unfortunately, the septic systems were not able to properly handle Cape Cod's economic and development boom of the 1980s and 1990s, and, as a result, excessive loads of nitrogen in marine water have polluted the region's water ecosystems.

Due to the degraded water quality, there was a lawsuit filed by the Conservation Law Foundation in 2011 to enforce the Clean Water Act. What is the summary of the suit?

The Conservation Law Foundation sued the EPA alleging that since 1978 the agency had violated its mandatory duty to require regular annual updates to the Cape Cod Regional 208 Wastewater Plan. The lawsuit alleged that the failure of the EPA to enforce the Clean Water Act resulted in severe nitrogen pollution to Cape Cod's surface water, ponds and bays.

What was the result of the lawsuit?

In 2015, a settlement agreement was approved that, in part, had the Commonwealth of Massachusetts direct the Cape Cod Commission to work with the 15 Cape towns to create an updated 208 wastewater plan. The state also granted the Commission \$3.35 million to update the areawide plan.

In addition, the EPA approved the Commonwealth's designation of all 15 Cape Municipalities as Wastewater Management Agencies. This means that all ***Cape Cod towns are legally mandated to develop and build wastewater management systems to clean-up nitrogen pollution***, with the goal of ensuring the updated 208 Plan is effective on a regional basis. In effect, all towns are responsible for the Cape-wide clean-up.

What is the current status of the legal settlement?

The lawsuit was stayed as long as there was a proper update and implementation of an updated 208 Plan.

To meet the legal mandate, the Cape Cod Commission developed and drafted a comprehensive 208 Plan Update. It is a watershed-based approach to restore embayment water quality on Cape Cod. This plan was approved by Massachusetts Department of Environmental Protection (MassDEP), certified by Governor Charlie Baker in June 2015, and approved by the EPA in September 2015.

Under the settlement, the EPA committed in 2015 to assess the actions taken in the first six years of the updated 208 Plan implementation to see if further action is needed.

In addition, progress is being closely monitored by the Conservation Law Foundation, the plaintiff – *insufficient action by Cape towns could lead to the plaintiff to petition the judge for court-ordered solutions.*

How much will the nitrogen pollution clean-up plan, also known as the “208 Plan Update” cost across Cape Cod?

There is a very steep price tag for eliminating or reducing nitrogen pollution in Cape Cod waters – the estimate by the Cape Cod Commission is \$4 billion over 50 years. Here is the breakdown of the \$4 billion under the 208 plan:

- Property taxpayers and businesses will pay for 50 percent of the clean-up, or \$2 billion.
- The State agreed to fund 25 percent, or \$1 billion of the clean-up
- The Federal Government is estimated to also pay 25 percent or \$1 billion.

What is the purpose of establishing the Cape Cod and Islands Water Protection Fund?

The Cape Cod and Islands Water Protection Fund (CCIWPF) was created to capture \$1 billion in state revenue to help Cape Cod towns pay for upgrading their wastewater plans. By assessing a 2.75% excise tax on traditional lodging and short term rentals, visitors to the region would help contribute toward the steep price of wastewater upgrades needed to accommodate the population surge during the summer season. Once realized, the fund will provide \$1 billion in property tax relief to property owners and businesses toward the \$4 billion price tag.

The CCIWPF will help cover the cost of implementing Cape Cod’s comprehensive 208 Plan as well as offer Martha’s Vineyard and Nantucket a financial tool to help with their wastewater abatement plans.

It is important to note that Martha’s Vineyard and Nantucket are not part of the EPA lawsuit settlement agreement. However, both islands have similar wastewater challenges,

so they were included in the CCIWPF to give them access to state revenue to help with their wastewater management plans.

The CCIWPF was created by a diverse set of stakeholders including local officials, environmental groups, business leaders, the Cape Cod Chamber of Commerce, the Martha's Vineyard Commission and the Cape and Islands Legislative Delegation. The CCIWPF will take significant steps to address a critical environmental problem, will help fulfill the legal agreement reached in the Conservation Law Foundation lawsuit vs. EPA, and will allow a billion dollars in property tax relief.

What is the CCIWPF?

The CCIWPF is a dedicated fund within the state's Clean Water Trust set up to solely benefit communities on Cape Cod, Martha's Vineyard, and Nantucket. The fund is administered by the existing Clean Water Trust and overseen by a management board comprised of representation from every member town from the region.

Who are members of the CCIWPF?

Under the law, each participating town appoints one member to the Cape Cod and Islands Water Protection Fund Management Board. Currently, all 15 Cape Cod towns are members of the CCIWPF Board due to the legal mandate to have an updated 208 Plan.

The towns on Martha's Vineyard and the town of Nantucket will become members once the towns have a wastewater management plan that is approved by MassDEP.

How can towns on Martha's Vineyard and the town of Nantucket join the CCIWPF?

The provisions in the law, relevant to the town of Nantucket and the towns in Dukes County, states that any of those seven municipalities can opt-in to membership in the fund and begin assessment of the 2.75% excise tax on room occupancy in their town, if they have an active 208 Plan, or an approved "208 Plan equivalent" by the MassDEP.

MassDEP will work with the six towns on Martha's Vineyard and the town of Nantucket to establish a criteria for those towns to receive approval of an "equivalent" plan. Once MassDEP has approved their plan, a town is eligible to become a member of the CCIWPF Board. MassDEP will approve a town's plan if the town makes the request to the agency and will work collaboratively with the municipality.

When a town becomes a member of the CCIWPF, the town should then check with Jennifer Desimone at desimonej@dor.state.ma.us, who is with the Massachusetts Department of Revenue, to confirm when to commence the assessment of the excise tax.

How are members appointed to the CCWIPF Board?

The law states that CCIWPF Board members are appointed by Board of Selectmen or Town Council and that an appointee can either be a town manager, town administrator or other municipally employed professional staff, or a member of that respective appointing authority,

The executive director of the Cape Cod Commission, the executive director of the Martha's Vineyard Commission and the town manager of the Nantucket shall serve as non-voting members of the board.

The members of the board each serve a three year term. The members of the management board are tasked with selecting a member to serve as chairperson and vice-chairperson for a term established by a vote of the management board.

How is the CCIWPF Board staffed?

The Cape Cod Commission, in consultation with the Martha's Vineyard Commission, is tasked with providing technical and administrative support to the board. The commissions may be compensated for its associated costs by a vote of the management board.

What are the duties of the CCIWPF Board?

The management board duties are limited to determining the method for subsidy allocation, including but not limited to, an equitable distribution among participating municipalities for projects and debt relief. The Board ensures that monies from the fund are spent only for the purposes listed in the law.

Is there a process to ensure that revenue for projects and debt relief is evenly distributed to participating towns across the Cape and Islands?

Yes, that responsibility will rest with the CCIWPF management board.

What will be the sources of revenue for the fund?

The initial source of revenue for the CCIWPF will come from a 2.75% excise tax that will be automatically imposed on rooms rented in a bed and breakfast establishment, hotel, lodging house, short term rental or motel located within a municipality that is a member of the CCIWPF.

The CCIWPF can also receive revenue from multiple sources, including the state and federal government via grants or appropriations, to improve water quality on Cape Cod, Martha's Vineyard and Nantucket.

How do I know when a 2.75% excise tax is assessed on my lodging establishment or short term rental?

All 15 Barnstable County towns are already automatically enrolled in the CCIWPF and the 2.75% excise tax will be assessed on all vacation lodging rentals.

The legislative intent was for the excise tax to automatically apply to a short-term rentals starting July 1, 2019 for which a rental contract was entered into on, or after, January 1, 2019. In addition, the excise would be applied to all traditional lodging establishment rentals for room rented starting July 1st.¹

For more information on tax collection, please see the DOR FAQs:

<https://www.mass.gov/info-details/short-term-rentals-frequently-asked-questions>

Currently, Martha's Vineyard and Nantucket are not members of the CCIWPF as they were not part of the 2011 Conservation Law Foundation lawsuit. Once these towns chose to opt-in to the CCIWPF, then the 2.75% excise tax will be assessed on all occupancy in the member towns.

Why implement the additional 2.75% excise tax?

With the steep price tag for the wastewater management plans, the Cape and Islands legislative delegation searched for a way to fund the Commonwealth's commitment to fund \$1 billion of the estimated \$4 billion cost for clean-up on Cape Cod. The 2.75% additional excise is the same surcharge that the state has used to finance convention centers in Boston, Worcester, and Springfield.

As an international tourist destination, towns on Cape Cod, Martha's Vineyard, and Nantucket see a seasonal population influx that doubles—and in some cases triples—the cost of wastewater management solutions.

The law draws on the reciprocal relationship between tourism and the environment to enable the region to address growing concerns around water quality by allowing municipalities on Cape Cod, Martha's Vineyard, and Nantucket to use the proceeds of the 2.75% excise tax to contribute to the CCIWPF, which will provide an appropriate avenue to fund crucial wastewater infrastructure projects in the region.

¹ The statute will be updated with specific language to ensure that July 1, 2019 is the date when all vacation lodging will start collecting the CCIWPF excise tax.

How will the revenue in the fund be disbursed?

The Clean Water Trust, after receiving project approvals and recommendations from the Management Board of the Cape and Islands Water Protection Fund, will apply or disburse the revenue to recommended wastewater abatement projects.

The revenue will provide subsidies and other assistance, which may include principal forgiveness, to local governmental units and other eligible borrowers in the payment of debt service costs on loans and other forms of financial assistance made by the trust for water pollution abatement projects in municipalities that are members of the fund.

Amounts credited to the fund will be expended or applied only with the approval of the CCIWPF Management Board and in a manner determined by the board.

Will the CCIWPF revenue replace or duplicate the Clean Water Trust revenue that towns or watersheds are already receiving or applying for their wastewater management plans?

No. CCIWPF is meant to supplement any revenue received from the Commonwealth’s State Revolving Fund (SRF) – this distinction is critically important. The statute was written to ensure that current funding levels for the Cape Cod, Martha’s Vineyard and Nantucket would not be jeopardized.

Proceeds of the fund cannot be used to offset or otherwise replace contract assistance funds or reserve funds used for pool financing.

What is the existing SRF criteria and will that criteria change with the addition of the CCIWPF?

The existing SRF selection criteria rate projects on the basis to which they resolve existing water quality problems and achieve regulatory compliance with water quality standards. Additional considerations are the extent to which a project is the result of an enforcement action, the degree to which the project reflects a regional or inter-municipal effort and the ability to the community to afford the rate impacts of the project.

The CCIWPF does not impact upon the project selection criteria and has no effect on projects funded by the SRF.

What sort of projects would qualify for funding? Is this only for pipes and pumps?

The 208 Plan projects or suitable equivalent plans eligible for CCIWPF revenue are not limited only to pipes and pumps. Water pollution abatement projects that are eligible for subsidies and other assistance may include the utilization of innovative strategies and

alternative Title V technologies that result in nutrient reduction for marine and fresh waters.

There is language in the law that specifically mentions projects can include innovative technologies and approaches such as aquaculture and dredging. With over 125,000 septic systems across the Cape and Islands, the legislation ensures that Title V upgrades and alternative septic technologies are also eligible for funding.

What about the towns on the Cape Cod, Martha's Vineyard and Nantucket that have addressed wastewater issues?

A top priority for this proposal was to ensure that towns that implemented wastewater abatement projects before the Conservation Law Foundation lawsuit in 2011, or the passage of this statute, were not penalized for their advance planning.

Therefore, the law allows for debt service by the CCIWPF to provide subsidies and other assistance with respect to debt incurred prior to the establishment of the CCIWPF in Barnstable, Chatham, Edgartown, Falmouth, Nantucket, Oak Bluffs, Provincetown, and Tisbury for water pollution abatement projects.

What if a town does not want to participate?

According to the law, a municipality that is a member of the CCIWPF, "...shall not withdraw from the fund until 1 year after the effective date of this act."

Once a year has passed, towns are allowed to opt-out by a two-thirds vote at a town meeting. However, if a town participates in the CCIWPF and receives financial assistance, it cannot leave until the financial arrangement is over.

What if a town opts-out of the CCIWPF – can it participate at a later date?

Any municipality that has withdrawn from the fund and votes, by majority vote of its legislative body, to return to the fund cannot receive money from the fund until at least two years from the date of its vote to do so.

**CAPE COD MUNICIPAL HEALTH GROUP
FY '19 WELLNESS GRANT APPLICATION**

UNIT NAME: The Town of Falmouth

MAILING ADDRESS: 59 Town Hall Square, Falmouth, MA 02540

CONTACT'S NAME & TITLE: Cathy Belair, Benefits Coordinator

TELEPHONE: 508-495-7333 **EMAIL:** cathy-lynn.belair@falmouthma.gov

NUMBER OF EMPLOYEES: 1200 (aprox. School and Town)

DESCRIPTION OF HOW THE FUNDS WILL BE USED (PLEASE BE SPECIFIC):

The grant money will be used for prizes and giveaways during our Benefit and Health Fairs. We are hoping to put together wellness baskets to promote wellness, as well as some fun prizes for giveaways. We want to get as many employees to the fair as possible to educate them and make them aware of the wellness programs that are offered.

OUTLINE PROPOSED BUDGET:

The Town is looking to do a few baskets \$50 each, gift cards in value of \$25 / \$50. Maybe a big give away with left over funds.

TIME FRAME FOR USING THE FUNDS:

Our Benefit and Health Fairs are scheduled for May 2019

GOALS FOR THE GRANT:

The goal for the grant is to promote health and wellness through out the town. Hopefully the prizes will encourage employees to attend both the health as well as the benefit fairs we have planned.

-----**FOR OFFICE USE ONLY**-----
Approved By: Marie Buckner Date: 2.12.19

Marie Buckner, Wellness Committee

Amount of Grant: \$ 600.00

Please send completed application and any other supporting information to Marie Buckner at mbuckner@townofsandwich.net or by fax at 508.833.8045.



Town of Falmouth
Planning Department
59 Town Hall Square, Falmouth, MA 02540

To: Julian Suso, Town Manager

From: Thomas Bott, Town Planner

Date: March 8, 2019

RE: Housing Choice Initiative

We are in the midst of evaluating our eligibility this year for the Housing Choice Initiative. If we are eligible the application requires the signature of the Chair of the Board of Selectmen. The Housing Choice Initiative rewards municipalities that have produced certain rates or amounts of new housing units in the last five years and that adopted best practices related to housing production that will sustain a 21st century workforce and increase access to opportunity for Massachusetts residents. Communities that achieve the Housing Choice designation, which lasts for two years, have exclusive access to apply for the Housing Choice Grant Program and receive bonus points or other considerations to certain state grant programs.

The program is modeled after the Green Communities Act in that after qualifying for the program based on a threshold of achievements to advance housing the Town would be eligible for funding and assistance.

The stated advantages of designation as a Housing Choice Community include:

- Eligibility for exclusive Capital Grants
- Special consideration for 9 other state capital programs (Clean Water Trust loans, MassWorks, Seaport Council Grants, Complete Streets, MassDOT capital projects, Energy and Environmental Affairs Planning, LAND and PARC and Gateway City Park grants)

When the program was rolled out in 2018 the Baker Administration touted that the program would deliver more than \$10 million in annual incentives, grant funding and technical assistance.

This is the second year that we have looked at qualifying for this new program which requires 3% housing growth or 300 new units over the last five years and 5 of 11 housing best practices. The Town of Falmouth has produced 418 new units over the past five years but we have not achieved five of the 11 housing best practices (attached)

Several of those best practices require new zoning, one is to engage in the Community Compact on housing. We should likely look to the Community Compact option this year to help set the table for next year's HCI.

Attachments: 2019 HCI handouts

CC: Carla Feroni, Housing Coordinator



Housing Choice Initiative

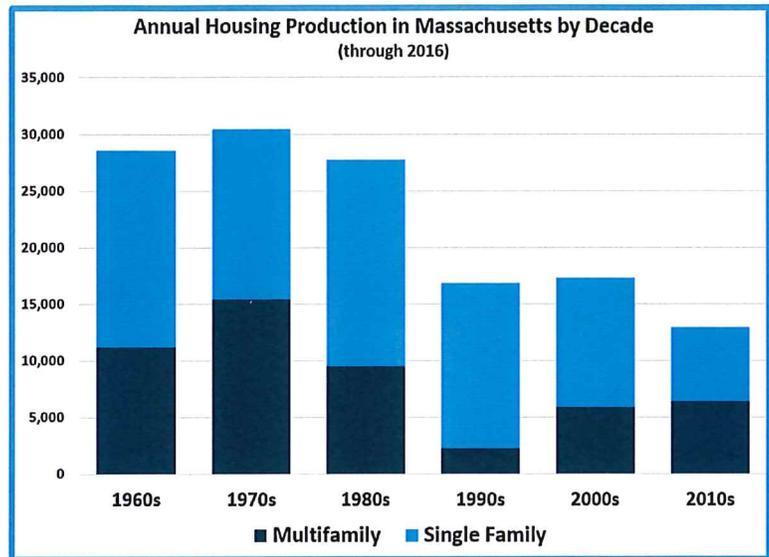
www.mass.gov/housingchoice

NEED FOR MORE HOUSING

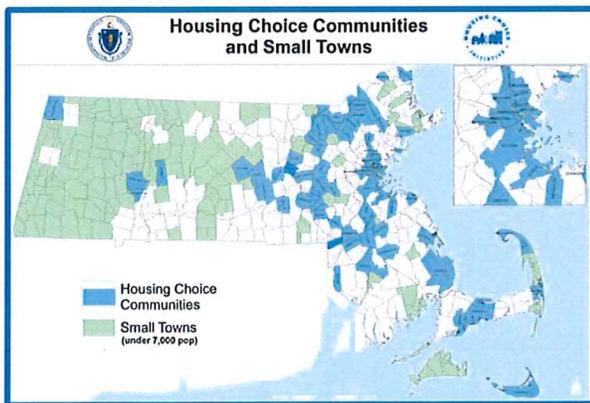
Massachusetts home prices have increased at the fastest rate in the nation, and metropolitan Boston rent prices rank among the highest in the country. **The Commonwealth must add to its housing stock to support a growing economy and provide new housing choices.**

But we can't do it alone: municipalities have control over local zoning and permitting, and they must be partners if the Commonwealth is to successfully overcome these housing challenges. Cities and towns are encouraged to adopt **best practices** and **zoning** that supports sustainable housing production.

The Housing Choice Initiative provides incentives, rewards, technical assistance and targeted legislative reform to encourage and empower municipalities to plan and build the diverse housing stock that the Commonwealth needs to continue to thrive.



HOUSING CHOICE DESIGNATION



A Housing Choice Designation rewards communities that are producing new housing and have adopted best practices to promote sustainable housing development. Housing Choice designation provides:

Exclusive access to Housing Choice Capital Grants, Housing Choice Communities received \$4 million in funding for capital projects in FY 19.

Bonus Points or other considerations for certain Commonwealth funding programs such as Clean Water Trust loans, MassWorks, Seaport Council Grants, Complete Streets, MassDOT capital projects, Energy and Environmental Affairs Planning, LAND and PARC grants.

SMALL TOWN CAPITAL GRANT PROGRAM

Recognizing that small towns face different challenges, the Housing Choice Initiative will set aside funding for a competitive capital grant program exclusively for towns with population under 7,000. **\$1 million** in capital grant monies were awarded to Small Towns for capital projects. Small Towns can also apply for Housing Choice Designation (in 2018, 5 Housing Choice Communities had populations under 7,000).



Housing Choice Initiative

www.mass.gov/housingchoice

NEW AND BETTER COORDINATED TECHNICAL ASSISTANCE

To assist municipalities to achieve Housing Choice status, DHCD’s Housing Choice Program Director coordinates existing technical assistance and provide “one-stop shopping” for information about **technical assistance grants** for local governments. In addition, MassHousing established the *Planning for Housing Production* grant program with **\$2 million** in planning assistance to help cities and towns take actions to implement affordable housing goals under Chapter 40B.

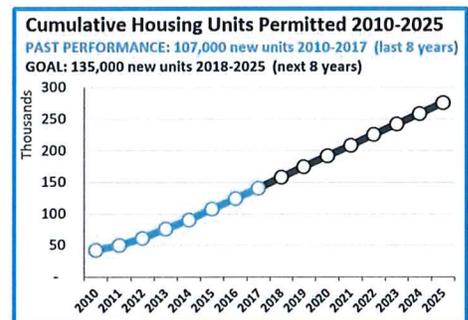


Page 1

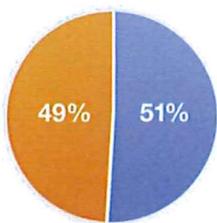
TRACK PROGRESS TOWARD THE HOUSING GOAL

The Housing Choice Initiative is tracking progress toward a goal of **135,000 new housing units statewide by 2025**, or about 17,000 new units per year.

- This goal requires sustaining the level of production over the last three years
- Represents a 26 percent increase in housing production compared to the last eight years
- Keeps pace with projected increases in housing demand
- Closely aligned with the housing production goals required for designation as a Housing Choice community



LEGISLATION – AN ACT TO PROMOTE HOUSING CHOICES



In December 2017, the Administration filed **An Act to Promote Housing Choices**, to facilitate housing production and adoption of zoning best practices. It eliminates barriers to building new housing and improving land use without mandating that cities and towns adopt any specific zoning practices. The Act changes state law **to reduce the required vote from 2/3 “supermajority” to a simple majority for certain zoning changes**. This change makes Massachusetts more consistent with current practice in most states. Zoning changes that promote best practices that would qualify for the simple majority threshold include:

- Building mixed-use, multi-family, and starter homes, and adopting 40R “Smart Growth” zoning in town centers and near transit
- Clustering new homes to permanently preserve open space and protect natural resources
- Reducing parking requirements and dimensional requirements such as minimum lot sizes
- Allowing for transfer of development rights (TDR) zoning and natural resource protection zoning
- Allowing for increased density through a Special Permit process, promoting more flexible development
- Allowing accessory dwelling units or “in-law” apartments



There are two ways to get Housing Choice Designation

#1 High Production

Greater than 5% housing growth OR 500 units over the last 5 years

Housing Choice Communities must have:

Applied for a Community Compact

and

No restrictions on new housing

and

Adopted or commit to develop an ADA Self Evaluation / Transition Plan

#2 Production & Planning

Greater than 3% housing growth OR 300 units over the last 5 years AND
5 of 11 housing best practices (one Affordable)

- Priority scoring for Commonwealth Grant Programs
- Exclusive access to a capital grant program for Housing Choice Communities
- New and better coordinated technical assistance to maintain housing production
- Continue to support sustainable development in order to maintain designation and compete for Housing Choice Grants

www.mass.gov/housingchoice



Housing Choice Best Practices

For communities with 3% or 300 unit increases in the last 5 years, must also meet 5 of 11 best practices, one of which must be an Affordable Best Practice

*Affordable Best Practices marked with an **

1. * Designated local resources for housing such as established an Affordable Housing Trust, donated land, or spent substantial Community Preservation Act (CPA) funds for community housing over the last 5 years
2. Selected a housing best practice as part of a Community Compact
3. * Have units currently eligible for inclusion in the Subsidized Housing Inventory (SHI) that equal or exceed 10% of total year round housing stock according to the DHCD subsidized housing inventory
4. Have zoning that allows mixed use or cluster / Open Space Residential development by right (or can demonstrate a pattern of approving such developments over the last 5 years)
5. Have zoning that allows for accessory dwelling units by right (or can demonstrate a pattern of approving ADUs over the last 5 years)
6. *Have Inclusionary Zoning that provides for reasonable density increases so that housing is not unreasonable precluded
7. * Have an approved 40R Smart Growth or Starter Homes district
8. * Participate in the Housing Development Incentive Program, have adopted an Urban Center Housing Tax Increment Financing district, approved District Improvement Financing (DIF) related to housing, have adopted an Urban Renewal Plan that includes a significant Housing element, or have adopted property tax relief programs either as provided for by statute (MGL c. 59 section 5) or through a home rule petition.
9. Have at least one zoning district that allows multifamily by right with capacity to add units and that allows for family housing (does not restrict units with more than 2 bedrooms)
10. * Have a CERTIFIED Housing Production Plan which means that you have an DHCD approved Housing Production Plan and have subsequently seen an increase of 0.5% or 1% in your year round housing units (see <https://www.mass.gov/service-details/chapter-40-b-housing-production-plan> for more information)
11. Reduced parking requirement for Multi-Family units within the last 5 years, or require no more than 1 parking space per unit for multifamily units.

www.mass.gov/housingchoice



Town of Falmouth
Planning Department
59 Town Hall Square, Falmouth, MA 02540

To: Julian Suso, Town Manager

From: Thomas Bott, Town Planner

Date: March 7, 2019

RE: MassDevelopment Grant for Davis Straits Reset Plan

I am seeking authorization to apply for a maximum \$50,000 grant from MassDevelopment to assist in the long planned redevelopment of the Davis Straits area. The grant requires the authorization of the Town Manager.

MassDevelopment is the Commonwealth's economic development and finance authority who's committed to achieving three goals: stimulating business, driving economic growth, and helping communities thrive across Massachusetts. MassDevelopment provides a full range of real estate services in communities across the Commonwealth. From planning and permitting to acting as master developer for large site redevelopment, site disposition, and building management.

After discussing the matter with the Planning Board at their February 12, 2019 meeting we are pursuing a Real Estate Technical Assistance grant. Awards may range from approximately \$5,000 to \$50,000. We are applying for Master Planning and Visioning consistent with the Davis Straits Reset Plan. This grant would build on the existing plan as well as the recently applied for DLTA grant and the current Community Resilience by Design project the Town has been working on with the Cape Cod Commission in Davis Straits. If successful we hope to be partnered with Union Studio who has been working with the Town and the Commission of Form Based Code for the Davis Straits area.

There is no match required and if awarded a grant we would enter into a Memorandum of Agreement with MassDevelopment prior to project commencement.

We are currently working with MassDevelopment to finalize the grant application which is due on March 15, 2019.

Attachments: MassDevelopment Grant Announcement

CC: Falmouth Planning Board
Frank. Duffy, Town Counsel

Real Estate Technical Assistance Services

MassDevelopment works with municipal officials, planners, local stakeholders, and others to tackle site-specific and district-wide economic development challenges, providing creative solutions and clear action steps. Through our in-house expertise and contracts with “house doctor” consultants, our team can help municipalities and other public entities address their planning and development projects quickly and efficiently.



In our current call for proposals, we are offering the following technical assistance opportunities:

- Master planning and visioning for sites and/or districts
 - Market feasibility and financial analysis
 - Surplus property reuse and/or activation assistance
- Local District Improvement Financing (DIF) technical assistance
 - RFP/Q development and process management
 - Regional economic development planning

Applications Due — March 15, 2019

For more information visit [MassDevelopment.com/technical-assistance](https://www.massdevelopment.com/technical-assistance).



CONTACT:

Amanda Chisholm, MassDevelopment
achisholm@massdevelopment.com
617-330-2073

PUBLIC HEARING NOTICE

The Falmouth Board of Selectmen will hold a public hearing under Section 240-77 (Wetland Regulations of the Zoning Bylaw) on a request for a Shellfish Aquaculture Permit by Peter Chase, 35 Westmoreland Dr., Falmouth, MA and Francis Doohan, 54 Hilton Ave., Woods Hole, MA. Request for this permit was received on January 22, 2019 in the Office of the Board of Selectmen. Said hearing will be held on Monday, March 11, 2019 at 7:30 p.m. in the Selectmen's Meeting Room, Town Hall, located at 59 Town Hall Square, Falmouth, MA.

Application is for a permit to grow Eastern Oysters in a suspended aquaculture site within a perimeter of a 36' x 20' work float located on mooring #37 in Great Harbor, Woods Hole. The mooring is located approximately 135' North of Ram Island in 20' of water depth at mean low tide.

A copy of the Aquaculture License Application is on file at the Office of the Board of Selectmen.

LICENSING BOARD

Susan L. Moran, Chairman
Megan English Braga
Douglas H. Jones
Samuel H. Patterson
Douglas C. Brown

*Publication Date: Friday, March 1, 2019 – Falmouth Enterprise
Account #: 2056*

TOWN OF FALMOUTH PUBLIC HEARING NOTICE

The Falmouth Board of Selectmen will hold a public hearing under Section 240-77 (Wetland Regulations of the Zoning Bylaw) on a request for a Shellfish Aquaculture Permit by Peter Chase, 35 Westmoreland Dr., Falmouth, MA and Francis Doohan, 54 Hilton Ave., Woods Hole, MA. Request for this permit was received on January 22, 2019 in the Office of the Board of Selectmen. Said hearing will be held on Monday, March 11, 2019 at 7:30 p.m. in the Selectmen's Meeting Room, Town Hall, located at 59 Town Hall Square, Falmouth, MA.

Application is for a permit to grow Eastern Oysters in a suspended aquaculture site within a perimeter of a 36' x 20' work float located on mooring #37 in Great Harbor, Woods Hole. The mooring is located approximately 135' North of Ram Island in 20' of water depth at mean low tide.

A copy of the Aquaculture License Application is on file at the Office of the Board of Selectmen.

LICENSING BOARD

Susan L. Moran, Chairman
Megan English Braga
Douglas H. Jones
Samuel H. Patterson
Douglas C. Brown

March 1, 2019

Peter Chase
35 Westmoreland Dr
Falmouth, MA 02540

Diane S. Davidson
Office of Town Manager
59 Town Hall Square
Falmouth, MA 02540

Dear Ms. Davidson,

Please find enclosed my application for a shellfish grant license within the Town of Falmouth. The proposal is to grow Eastern Oysters underneath a work raft that would be located on mooring #37 in Great Harbor, Woods Hole. This mooring is located adjacent to two other moorings that are already permitted for aquaculture utilizing a similar method. Great Harbor is a State approved "open" area and it is well outside any areas currently being considered through the Town Rotational Aquaculture Plan. The mooring owner is a co-applicant on this proposal.

I have already met with both Shellfish Constable Chuck Martinsen and Harbormaster Gregg Fraser regarding this proposal and they are supportive. I have included a letter from Chuck Martinsen in my application package that documents this support. I have also received approval from the Falmouth Shellfish Advisory Committee and I have included their approval letter in my application.

The proposed growing method is suspended, meaning that the oysters and associated gear will never touch the bottom. The depth of the water is ~20' at mean low tide and the oyster cages will never be deeper than 8' below the surface. This method is very similar to how the individuals growing oysters on adjacent moorings have been operating (Eric Matzen/Larry Costello and Mary Murphy).

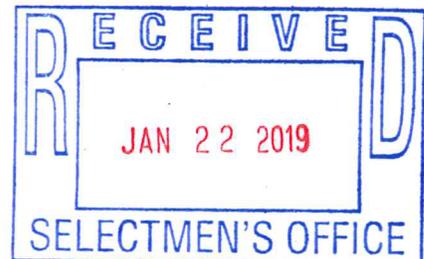
I am hoping that I can now schedule a hearing with the Board of Selectmen and continue with the permitting process. Please let me know if I am missing anything from my application or if there are additional steps I need to take prior to meeting with the B.O.S.. If my application looks complete, please let me know how or when I can get on the agenda at a Selectmen's meeting in the near future.

Thank you very much for your help,



Peter Chase

[Redacted]
[Redacted]



TOWN OF FALMOUTH
APPLICATION FOR SHELLFISH GRANT LICENSE

Date: Nov 5, 2018

This request is being made under Chapter 130, Sections 57 and 59.

Name: a) Peter Chase; b) Francis Doohan (mooring owner)

Address: a) 35 Westmoreland Dr, Falmouth MA, 02540; b) 54 Hilton Ave, Woods Hole MA, 02543

Telephone: [REDACTED]

Email: [REDACTED]

Please attach a full description of proposed operation, map and resume.

1. Location of proposed grant license area:

Mooring #37 in Great Harbor, Woods Hole. This mooring is located approximately 135 feet North of Ram Island in Great Harbor. This mooring is adjacent to two other moorings that are already permitted for very similar types of aquaculture.

2. Map coordinates of proposed grant license area (*attach a copy of map*):

41 31 28.7184 N
70 40 50.52 W

3. Desired size of proposed grant license area:

Oysters will be suspended from a work float attached to mooring #37 in Great Harbor, Woods Hole. Area of work float will be no greater than 36'x20'.

4. Proposed species to be raised:

Eastern Oysters, *Crassostrea virginica*

5. Short description of proposed operation and location for legal ad:

Applicants are applying for a permit to grow Eastern Oysters in a suspended aquaculture site within a perimeter of a 36'x20' work float located on mooring #37 in Great Harbor, Woods Hole. The mooring is located approximately 135' North of Ram Island in 20' of water depth at mean low tide.

6. Previous shellfishing experience:

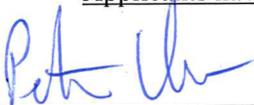
Peter Chase has owned and operated a 2 acre commercial oyster farm in Falmouth MA for 14 years.

7. How long have you had a shellfish permit (commercial/non-commercial)?

Peter Chase has held a commercial aquaculture permit in Falmouth for 14 years and a recreational shellfishing permit in Falmouth for 17+ years.

8. How long have you lived in Falmouth?

Applicants have lived in Falmouth for 18+ years.



Signature of Applicant

Signature of Shellfish Constable

Description of Proposal:

The applicants propose to establish a suspended aquaculture site for the propagation of eastern oysters *Crassostrea virginica* within the Massachusetts Division of Marine Fisheries approved growing area SC2 – Great Harbor – Woods Hole, Falmouth. This area is well outside of any areas proposed under the Town of Falmouth Rotational Aquaculture Plan. The proposed area will fall within the perimeter of a 36'x20' work float located on mooring #37 in Great Harbor, Woods Hole. This mooring is located approximately 135 feet North of Ram Island in 20' water depth at mean low tide. The coordinates of the mooring are as follows:

41 31 28.7184 N

70 40 50.52 W

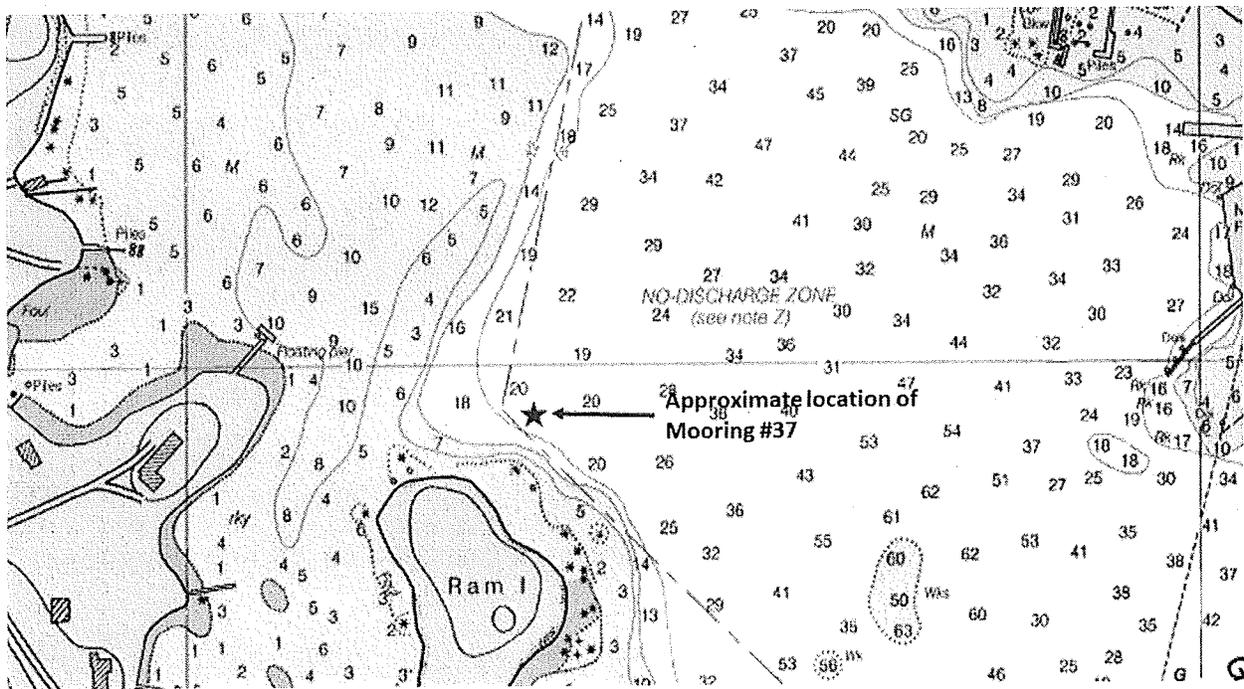


Figure 1. NOAA chart showing location of mooring #37 within Great Harbor, Woods Hole. The surrounding water depth is 20' at mean low tide.

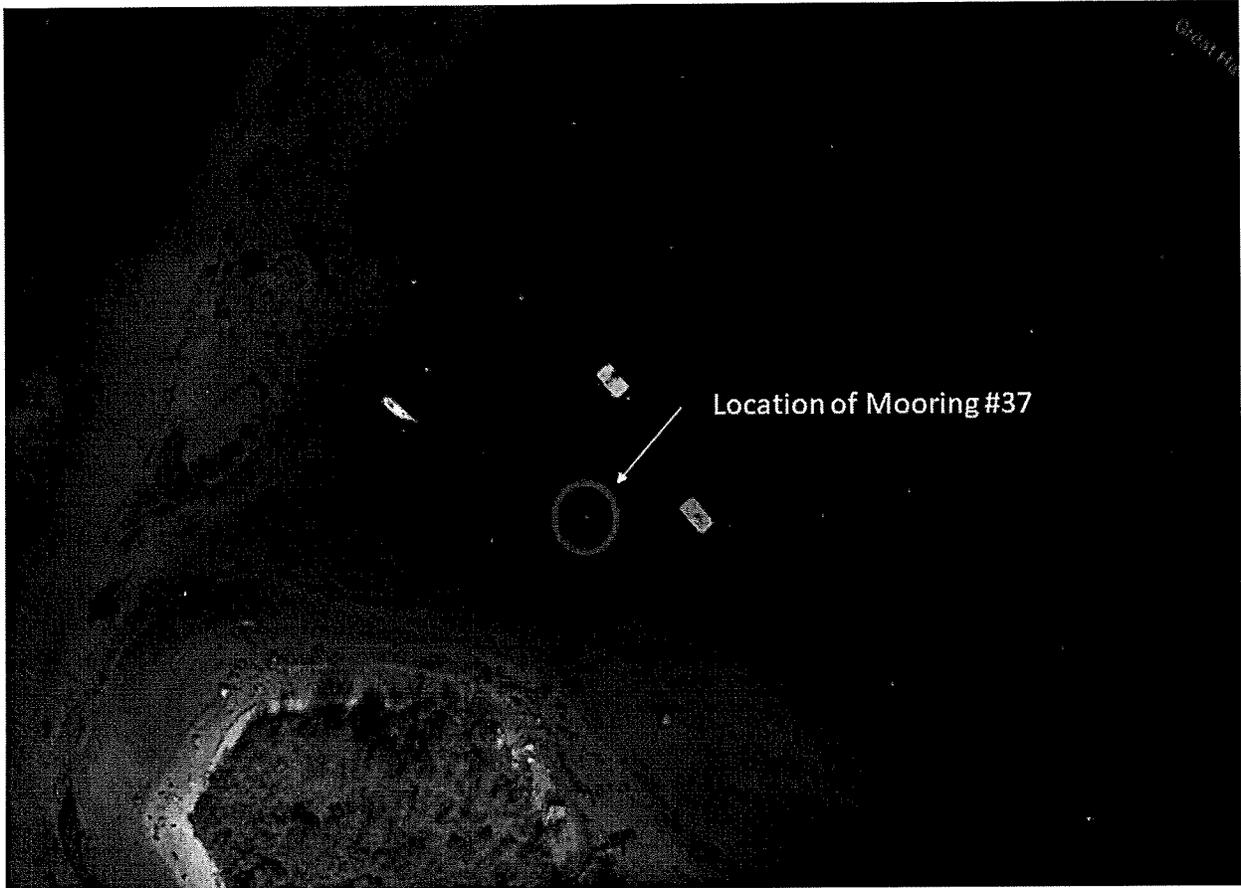


Figure 2. Map showing exact location of mooring #37 within Great Harbor, Woods Hole. The mooring is located approximately 135' North of Ram Island (land in foreground). The two floats visible in the photo are oyster floats that have been previously permitted by the Town of Falmouth.

This site meets the following regulatory criteria and desirable characteristics:

1. Absence of eelgrass (based on initial survey by applicant – to be confirmed by Massachusetts Division of Marine Fisheries).
2. Absence of wild shellfish resource (based on initial survey by applicant – to be confirmed by Massachusetts Division of Marine Fisheries).
3. Mooring is already established and previously had a float on it.
4. Poses no obstruction to navigational channels.
5. Optimum tide and current for excellent water flow.
6. No effects on boating or recreational uses.
7. Location is well protected from wind generated wave action.
8. Mooring is adjacent to 2 other permitted aquaculture floats so there is established work history in the area.
9. Site can be accessed in all weather conditions.
10. Close proximity to the Woods Hole Town Landing and Commercial Dock.

Operational Plan:

The intent of this application is to establish a simple and efficient suspended oyster farm contained within the footprint of a work float. The float will be attached to mooring #37 in Great Harbor, Woods Hole. We anticipate that oysters grown on this site will be high quality, however the quantity will be low due to limited space. Suspended oyster culture has been established as an efficient and productive grow out method. In addition to the 2 successful operations already established in Great Harbor, there are at least 12 successful float farms in Katama Bay in Edgartown, as well as several in CT.

The operations of this farm will fully abide by the standards set forth in the Best Management Practices for the Shellfish Culture Industry in Southeastern Massachusetts Manual, and adhere to rules and regulations of the Falmouth Department of Natural Resources, The Falmouth Conservation Commission, The Falmouth Board of Selectmen, and the Massachusetts Division of Marine Fisheries.

Juvenile oyster seed will be purchased through a Massachusetts Division of Marine Fisheries approved hatchery. The maximum amount of seed purchased per year for this site is estimated to be 50,000. Oysters will be placed in mesh bags, which will fit inside cages that will hang directly underneath the work float. Cages will be accessed through hatches in the deck of the float and hoisted up to pull out the bags.

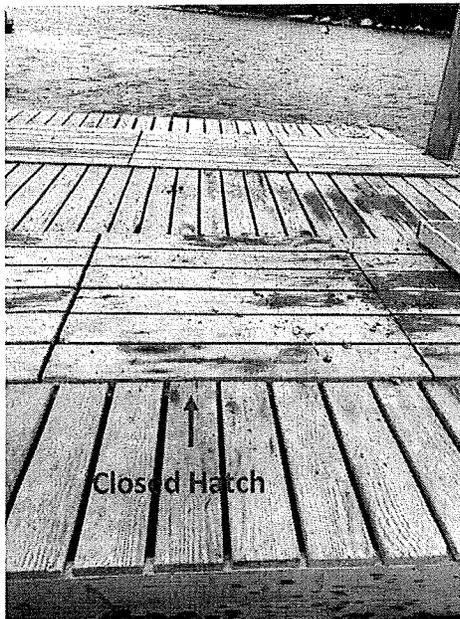


Figure 3. *Photo of what deck of float will look like with hatches in place.*



Figure 4. *Photo of hatch removed to access a cage hanging underneath the float. Cages will hang a maximum of 8' beneath the water surface.*

When the cages are secured and the hatches are in place, the work float will appear no different from any other float that is commonly seen in Great Harbor.

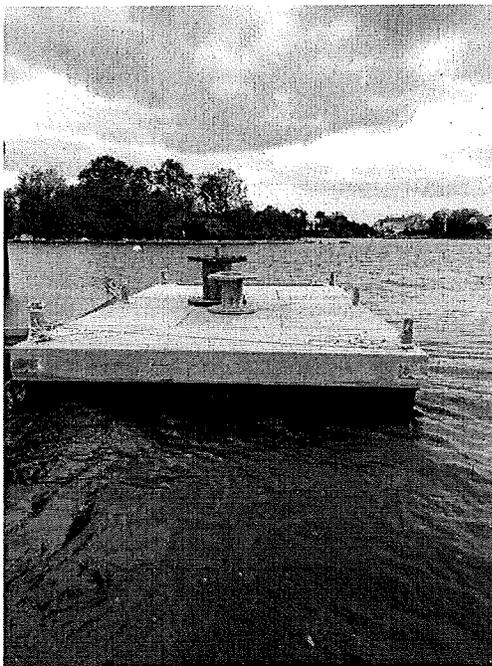


Figure 5. *Example of what an oyster float looks like when cages are secured and work is not being performed.*

When hanging, the bottom of the cages will be a maximum of 8' under the surface of the water. Since the water depth at the site is roughly 20' at mean low water, there will be ~12' of clearance between the bottom of the cages and the ocean bottom. The work area will likely be composed of 2 small floats attached to each other and the total area will be a maximum of 36'x20'. This size is comparable to many of the vessels in the harbor and the "swing area" will not disturb other boats or floats in the immediate area. A support structure may be added in the future and if so, will comply with the regulations provided by the harbormaster for such structures. A 24' work boat will be used to commute to the work float. This boat has a slip on the Commercial pier in Woods Hole and will only be docked at the float when work is being performed.

This farm will be a stand-alone operation, meaning that no seed or oysters will be transferred to or from the location without the required testing and approval.

This site has excellent water quality due to high water flow from a passage to Woods Hole channel. This ensures that there is plenty of food for the oysters and that there is a constant flushing of the water body. This site is located within an area that is approved for year-round harvesting of oysters (DMF approved growing area SC2) and regular water quality testing is conducted by the DMF to confirm that the area should remain in an open status.



MARINE & ENVIRONMENTAL SERVICES
TOWN OF FALMOUTH
180 SCRANTON AVENUE, FALMOUTH, MA 02540
TEL: (508) 457-2550 • FAX: (508) 467-2525

To: Shellfish Advisory Committee
CC: Mr. Peter Chase
Mr. Robert Sargent, Shellfish Advisory Committee Vice-Chairman
From: Chuck Martinsen, Deputy Director & Shellfish Constable
Date: January 8, 2019
Re: Application for Shellfish Grant in Great Harbor, Woods Hole

Dear Shellfish Advisory Committee,

I have received Mr. Chase's application for a Shellfish Grant in the waters of Great Harbor, Woods Hole to raise Eastern oysters (*Crassostrea virginica*) from a work float no greater than 36'x20' which would be attached to Great Harbor, Woods Hole Mooring #37 in Great Harbor, Woods Hole. At this time I have no concerns regarding this application.

Sincerely,

Chuck Martinsen

Deputy Director & Shellfish Constable

Marine & Environmental Services

To: Mr. Peter Chase

CC: Chuck Martinsen, Shellfish Constable; Christina Lovely, Dept. of Marine & Environmental Services; Gregg Fraser, Harbormaster; Diane Davidson, Office of Town Manager; Susan Moran, Chairman, Board of Selectmen; Bobby Sargent, Vice Chairmen, Shellfish Advisory Committee

From: Tom Duncan, Member, Shellfish Advisory Committee

Date: January 18, 2019

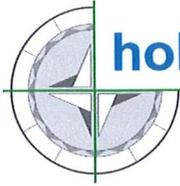
Re: Application for Shellfish Grant in Great Harbor, Woods Hole

Dear Mr. Chase,

Your application for a shellfish grant for the suspended propagation of Eastern oysters at mooring buoy #37 in Great Harbor, Woods Hole MA was formally reviewed by the Falmouth Shellfish Advisory Committee on January 15th, 2019. At that time this committee approved your application without reservations, and you are now free to schedule a formal hearing with the Falmouth Board of Selectmen.

Sincerely,

Tom Duncan
Member, Shellfish Advisory Committee



holmes and mcgrath, inc.

civil engineers and land surveyors

205 worcester court • suite a4 • falmouth, ma • 02540

508-548-3564 • 800-874-7373 • fax 508-548-9672

jjohnson@holmesandmcgrath.com



June 11, 2018

Town of Falmouth
Board of Selectmen
59 Town Hall Square
Falmouth, MA 02540

Dear Selectmen:

RE Request for a Continuance
For a Public Hearing on the request for a Variance of the
Flow Neutral Bylaw for Sewer Service Areas
For the proposed renovation of the house at
24 Spencer Baird Road, Woods Hole
Falmouth, MA

The continued public hearing for the above referenced Variance Request is scheduled for Monday, March 11, 2019. Please accept this letter as a request to continue the public hearing on the above referenced Variance Request to **Monday, April 22, 2019**. The owners need more time to consider recent submissions.

Please call or write if you have any questions or need more information.

Sincerely

Holmes and McGrath, Inc.

Michael B. McGrath, PE, PLS

Cc: 24 Spencer Baird Road Nominee Trust
William Roslansky

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Selectmen of the Town of Falmouth will hold a public hearing on Monday, February 25, 2019 at 7:45 p.m. in the Selectmen's Meeting Room, Town Hall, Falmouth, MA on the application of Holmes and McGrath, Inc. for a wastewater flow variance under Chapter 180, Section 56 of the Code of Falmouth, the so-called Flow Neutral By-law, for a proposed renovation to add three (3) additional bedrooms to an existing single family house at 24 Spencer Baird Road, Woods Hole in said Falmouth (parcel 49A 06 000D 044).

Per Order of Board of Selectmen

*Publication date: Friday, February 8, 2019, Falmouth Enterprise
Account #: 2056*

TOWN OF FALMOUTH NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Selectmen of the Town of Falmouth will hold a public hearing on Monday, February 25, 2019 at 7:45 p.m. in the Selectmen's Meeting Room, Town Hall, Falmouth, MA on the application of Holmes and McGrath, Inc. for a wastewater flow variance under Chapter 180, Section 56 of the Code of Falmouth, the so-called Flow Neutral By-law, for a proposed renovation to add three (3) additional bedrooms to an existing single family house at 24 Spencer Baird Road, Woods Hole in said Falmouth (parcel 49A 06 000D 044).

Per Order of Board of Selectmen

February 8, 2019

Diane Davidson

From: Julian Suso
Sent: Thursday, March 07, 2019 8:13 AM
To: Diane Davidson
Subject: FW: Highfield Hall tree removal
Attachments: Trees

Diane,
FYI. This should be included in BOS packet (positioned to be part of Peter McConarty's "status update on multiple public works initiatives." Thanks.
Julian

From: Jeremiah Pearson <jeremiah.pearson@falmouthma.gov>
Sent: Tuesday, February 19, 2019 10:10 AM
To: Julian Suso <julian.suso@falmouthma.gov>
Cc: Peter McConarty <peter.mcconarty@falmouthma.gov>
Subject: Highfield Hall tree removal

Hello Julian,

I have recently been contacted by Terry Soares, Highfield Hall Landscape Director, requesting that I assist them with the removal of two historic Beech trees located on their grounds. These trees are part of the original plantings of the Beebe estate and are over 100 years old. I met with Terry and performed my own assessments. During our meeting, she informed me that they have tried several times to save the trees by routinely fertilizing the root systems. Unfortunately their efforts to preserve them have been unsuccessful, and now, they are requesting assistance with removal. I do agree on removal of both trees and would gladly offer my forestry crew to alleviate the costly burden of a contractor. One tree is entirely dead and adjacent to the road but not in the Right of Way, and the other is in front of the mansion and has extensive rot and is likely to fail. Both trees would not be considered Town Shade trees so a hearing is not required. Due to the historic significance of the trees, I wanted to let you know of the removal plan prior to us proceeding. Pictures are attached.

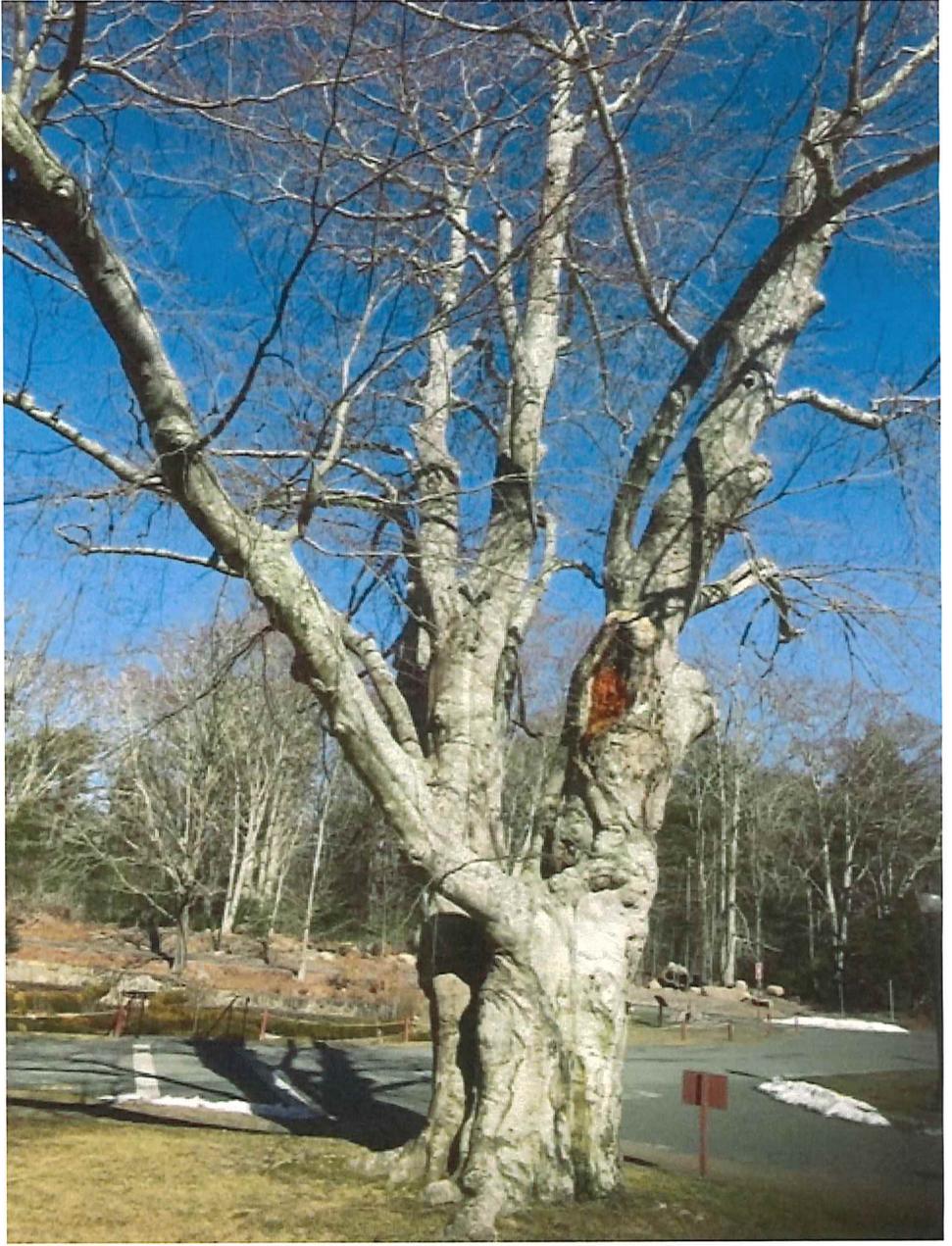
Thank you,
Jeremiah

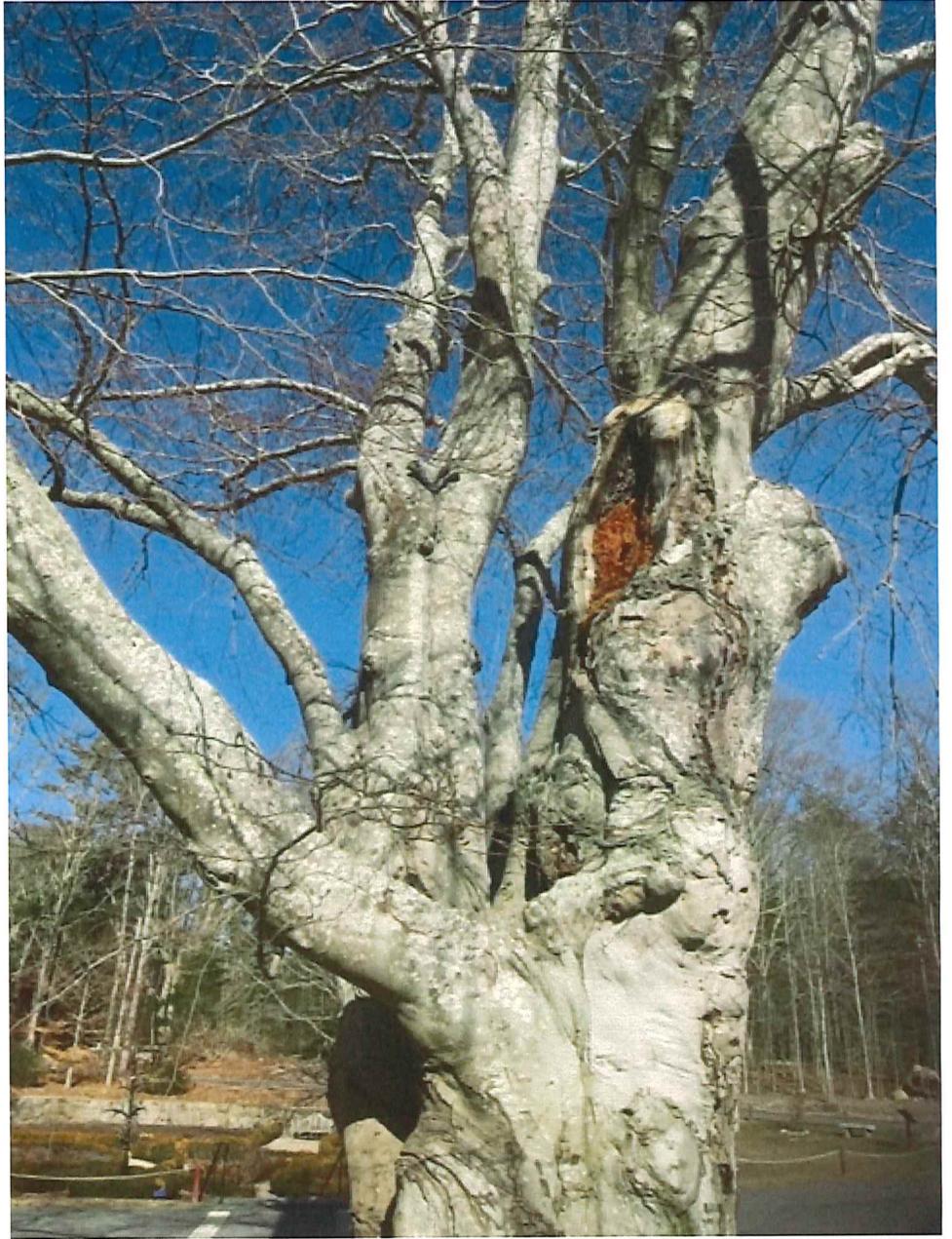
Jeremiah Pearson, NE-6401A
Tree Warden / Superintendent of Parks
416 Gifford Street
Falmouth, MA 02540
Ph: 508-457-2543 ext. 3008

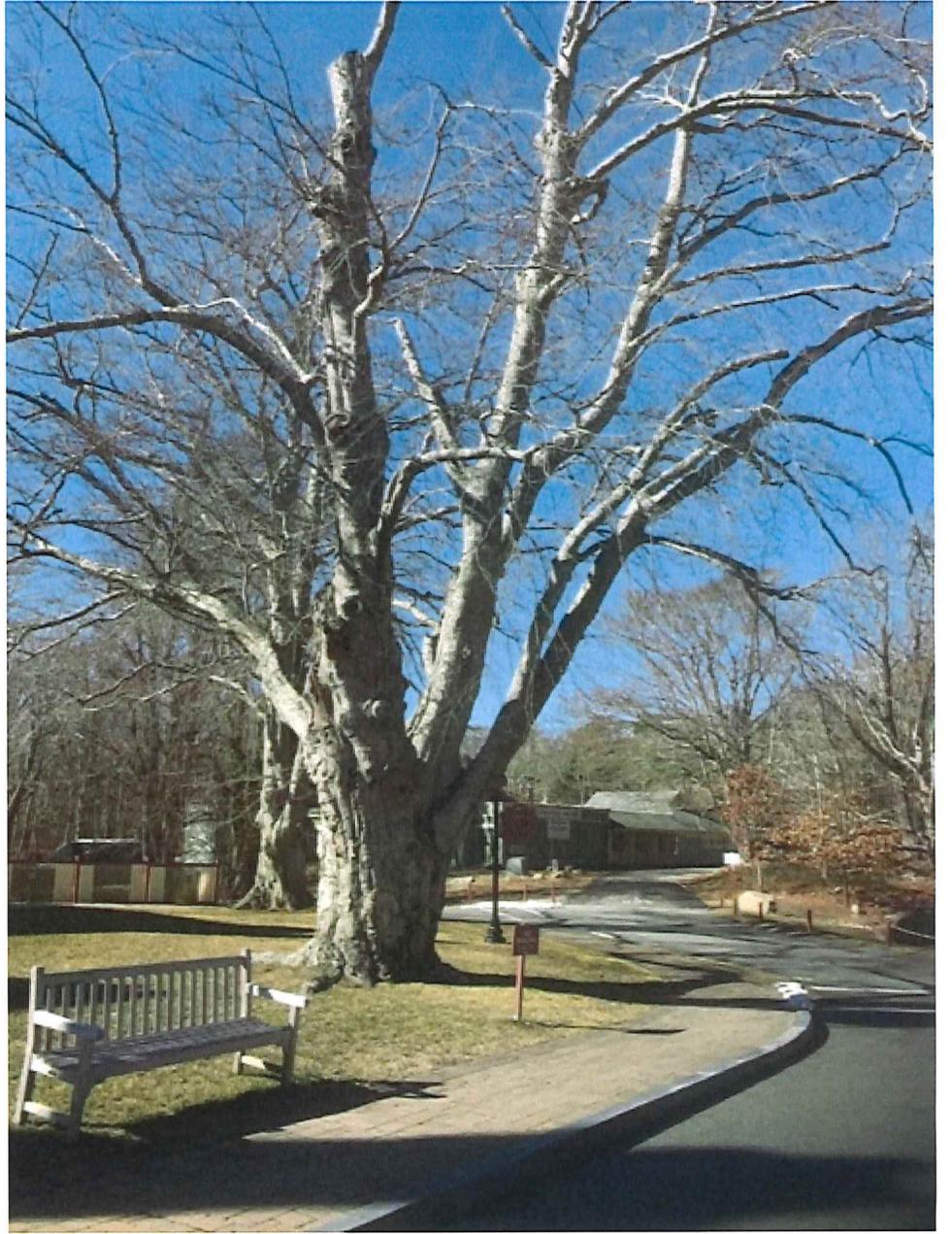
Diane Davidson

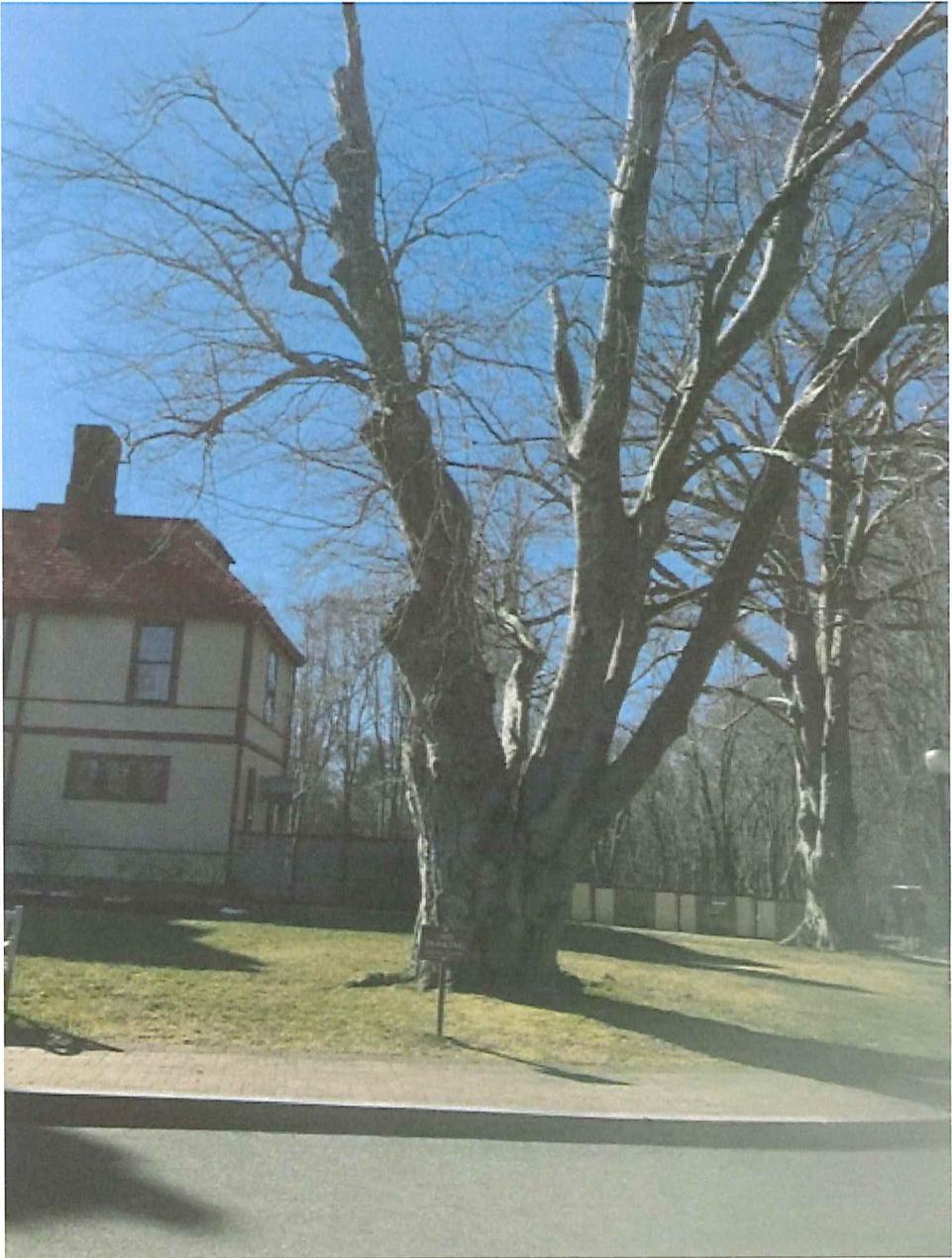
From: Jeremiah Pearson
Sent: Thursday, February 14, 2019 2:36 PM
To: Jeremiah Pearson
Subject: Trees











Sent from my iPhone

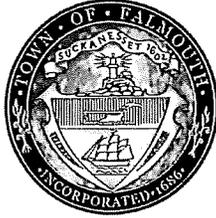
Arts Falmouth, Inc. – Request for waiver of Special Events Permit Fee

1. Arts Alive Festival

- a. 2018 – Organizer was the Falmouth Village Association, so all the fees were waived.
- b. 2017 – Organizer was Arts Falmouth, Inc. The entire Special Event Permit Fee was waived by the Board of Selectmen on 4/24/17.

2. JazzTober (JazzFest)

- a. 2018 – Organizer was the Falmouth Village Association, so all the fees were waived.
- b. 2017 – Organizer was Arts Falmouth, Inc. The entire Special Event Permit Fee was waived by the Board of Selectmen on 4/24/17.



**TOWN OF FALMOUTH
SPECIAL EVENT PERMIT**

EVENT Arts Alive Festival

NAME ArtsFalmouth, Inc., Lee Geishecker

MAILING ADDRESS P.O. Box 136, Falmouth, MA 02541

EVENT DAY & DATE Friday – Sunday, June 21 – 23, 2019

RAIN DATE None.

EVENT LOCATION Shore Street Extension & Library Lawn

EVENT TYPE Arts Festival

SET-UP ARRIVAL TIME 8:00 a.m. EVENT HOURS Friday, June 21: 5-9 pm;
Saturday, June 22: 10am-9pm; Sunday, June 23: 11am-5pm

NUMBER OF ATTENDEES Approx. 5,000

ADDITIONAL DETAILS Use of restrooms, additional trash barrels from DPW. Closure of
Shore Street Extension from dawn on Friday, 6/21 to noon on Monday, 6/24/19. Non-
permanent chalk drawings on Main St. sidewalks.

CONDITIONS:

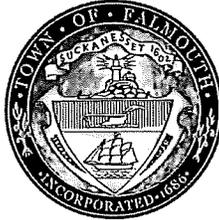
1. Location must be policed for cleanliness following event.
2. Submit plan to Fire and Police at least 30 days prior to event showing location of tents, activities and road closure.
3. Contact DPW in advance of event to arrange for road closure.
4. Contact Health Department 30 days in advance to obtain temporary food permits for food vendors and to schedule inspections.
5. Contact Fire Department to arrange for inspection of food cooking equipment.
6. Contact Inspectional Services Department 30 days in advance of event for tent permit and inspections.

PERMIT FEE \$600 (\$200.00/day) FILING FEE \$10.00
DEPOSIT \$300.00 (Deposit refundable at conclusion of event provided
that no litter or damage has occurred)

BOARD OF SELECTMEN:

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]



**TOWN OF FALMOUTH
SPECIAL EVENT PERMIT**

EVENT JazzTober

NAME ArtsFalmouth, Inc., Lee Geishecker

MAILING ADDRESS P.O. Box 136, Falmouth, MA 02541

EVENT DAY & DATE Saturday, October 19, 2019

RAIN DATE None.

EVENT LOCATION Queen's Buyway, Along Main Street and Peg Noonan Park

EVENT TYPE Jazz Stroll with music in shops

SET-UP ARRIVAL TIME 3:00 p.m. EVENT HOURS 5:00 p.m. to 8:00 p.m.

NUMBER OF ATTENDEES 500 # OF VEHICLES None

ADDITIONAL DETAILS Music will be provided in 10 – 12 shops and restaurants on Queens Buyway and on Main Street. Music under tent at Peg Noonan Park. Request use of Town restrooms and extra trash barrels.

CONDITIONS:

1. Organizers to obtain an umbrella temporary food permit from Health Department for all food vendors and non-food businesses providing food and beverage. Coordinate with Falmouth Village Association.
2. Contact Parks Department in advance to establish and approve tent location.
3. Contact Inspectional Services Department 48 hours in advance for tent permit.
4. Contact DPW to arrange for additional trash pickup to cover overflow for this event.

PERMIT FEE \$200.00 FILING FEE \$10.00

DEPOSIT \$300.00 (Deposit refundable at conclusion of event provided that no litter or damage has occurred)

BOARD OF SELECTMEN:

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]

**Board of Selectmen
Fee Waiver Policy
-Adopted February 11, 2016**

I. General Fee Waiver Policy (excluding Special Events Fees)

It is the policy of the Town of Falmouth to consistently and equitably implement the annual schedule of fees; however, there may arise from time-to-time unique circumstances in which fees may be waived.

Fee Waivers shall be granted by the Town Manager only as follows:

- Municipal and School Projects: Town Projects in which the procurement and solicitation documents clearly indicate in the bidding process prior to the opening of the price proposals that fees shall be waived.

Private non-profit agencies presenting a case for a unique public benefit may seek a waiver of fees subject to staff review and approval by the Board of Selectmen. These agencies should contemplate up to a two-month review and approval period. To be eligible for a waiver of fees, the private non-profit shall exhibit that it offers a unique public benefit at no charge to the public or provides a service to the Town Residents, particularly the neediest of our residents. Affordable Housing projects that are required to prepare a development pro forma to receive permits or grants will not be considered unless they provide 100% affordable housing and the development fees and profit are limited to below 20% of the project cost.

Inspection fees and fees associated with direct service or material costs will not be waived.

II. Special Events Fees and Use Charges Policy

Public amenities in the Town of Falmouth such as parks, facilities, special open spaces and public ways have been developed for the use and enjoyment of the public. Special events fees and use charges have been established with an understanding that these fees and charges relate to the cost of supporting the facility for such events. Special events may limit access to the public, may only be available to the public willing to pay a fee for the use and enjoyment of the facility/event, and for some events the general public may be prohibited from accessing the facility during the approved Special event.

BOS Fee Waiver Policy (continued)

Daily Fees:

The daily fee established shall be charged for each day the Special event has been granted use and enjoyment of the facility. Set up and break down days will be charged the daily fee.

Recurring Events:

Recurring one-day events (more often than four times a year) will be charged the full fee for at least the first and the last day of the scheduled event. Any consideration for a waiver is as described below.

Fee Waivers:

The Town will waive daily fees for special events sponsored by established Village associations, the Falmouth Fireworks Committee, the Falmouth Chamber of Commerce, Falmouth VIPs, Falmouth Public Schools, Falmouth Academy, or the Town of Falmouth. With the exception of School or Town events, fees will not be waived for any events that have limited public access or charge an admission fee.

Fee waivers can also be granted, upon request, by the Town Manger under the following conditions:

- An event providing broad community benefit and sponsored for charitable purposes may request a fee waiver. The Sponsor must present a letter of request including financial documentation verifying that all net event fees collected will be directed to a specific charitable purpose.

Any recurring events may be granted a discount up to 75% of the daily charge (excluding the required first and last days) upon application to the Board of Selectmen. The Board will consider the cost of maintenance of the facility, the public benefit of the event, and the public disruption caused by the event.

All events will carry any necessary insurance and supply bonds as required for the event.

VIPS – Feasts of Falmouth

Request for Off-Premise Signs

Quantity: 7

Size: 2' x 1.5' (3.0 sq. ft.)

Note: The sign measurements are within the sign code (less than 8 sq. ft.); therefore, no need for Sign Review Committee review, only Board of Selectmen approval.

Locations:

1. Coonamessett Inn (corner of Jones Rd. & Gifford St.)
2. School Admin. Building Lawn (340 Teaticket Hwy.)
3. M.V. Savings Bank (corner Jones Rd. & Palmer Ave.)
4. Intersection (near) Davisville Rd. & E. Falmouth Hwy.
5. Woods Hole Rd. & McCallum Drive (entrance to private neighborhood)
6. In front of Taylor Rental (Rt. 28A, N. Falmouth)
7. Falmouth High School (corner of Gifford St. & Brick Kiln Rd.)

When:

Saturday, June 1, 2019 – Friday, June 7, 2019.

28 February 2019

Susan Moran, Chairperson
Town of Falmouth Board of Selectmen
59 Town Hall Square
Falmouth, MA 02540

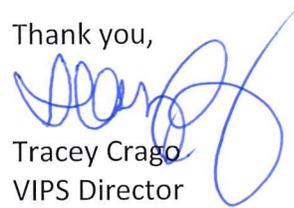
Dear Ms. Moran,

Falmouth Volunteers In Public Schools (VIPS) requests a variance for off-premises signs for our 17th annual Feasts of Falmouth & Beyond event, scheduled for Friday, June 7th. We have submitted a Town of Falmouth Sign Permit application to the building department. I have attached the listing of the proposed sign locations, as well as a sample of the signs. They are lawn signs on metal stakes. They are typically put out on the Saturday prior to the event (June 1st) and picked up immediately after the event. Falmouth VIPS is most appreciative of the visibility afforded by these lawn signs each year.

In addition, we are requesting a 1-day wine and malt beverages license for this year's event. In keeping with the "taste" options for the event, we have asked local breweries and wineries to offer tastings of their products. Attached is our application. This was very popular last year with our attendees.

Please contact me if you have any questions about either the event, the signs, or the beer and wine tastings.

Thank you,



Tracey Crago
VIPS Director

Enc.



Town of Falmouth Sign Permit Application (rev. 9/10)
 (508) 495-7470 Fax (508) 548-4290

For office use only:
 BD Permit#: 2019026271 Fee*: — 0 — HDC App. #: _____ DRC App. #: _____

*The Sign Permit Fee is \$25.00 per sign, payable to the Town of Falmouth (special event and promotional signs under §184-30 are no charge) – please submit the required fee to the Building Department along with the completed sign permit application.

DATE: 1/20/19
 STREET ADDRESS FOR PROPOSED SIGN(S): see attached 1200 Gifford St Ext
 APPLICANT NAME: Falmouth VIPS PHONE: 5085487621
 MAILING ADDRESS: 874 Gifford St (USO) TOWN/STATE/ZIP: Falmouth MA 02510
 BUSINESS NAME: Falmouth Volunteers In Public Schools, Inc.
 BUSINESS OWNER: _____ ADDRESS/PHONE: _____
 PROPERTY OWNER: same ADDRESS/PHONE: _____
 CONTRACTOR / SIGN COMPANY: _____
 ASSESSOR'S PARCEL ID: _____ ZONING DISTRICT: _____

IS THE PROPOSED SIGN LOCATED WITHIN A LOCAL HISTORIC DISTRICT? Y / N
 If YES, the applicant must first submit this application to the Historic District Commission (HDC) for their approval. See attached 'Town of Falmouth Sign Permit Process and Required Submittals' for a detailed description of the HDC requirements.

FREESTANDING SIGN(s) § 184-25; Projecting sign(s) § 184-35
 List number and sizes of each sign that presently exist for each street frontage: _____
 Area of proposed standing sign is: _____ x _____ = _____ square feet.
 Do the frames, borders, etc. exceed 8 square feet in area? Y / N
 The proposed standing sign will be set back from _____ street line _____ feet.

WALL SIGN(s) § 184-37; Awning(s) § 184-22
 List number and sizes of each wall and roof sign that presently exist on building: _____
 Size of proposed wall sign is: _____ x _____ = _____ square feet.
 The lineal frontage of the wall supporting the sign is: _____ lineal feet.
 The proposed sign will face _____ street/parking lot

ROOF SIGN(s) § 184-37
 List number and sizes of each wall and roof sign that presently exist on building: _____
 Size of proposed roof sign is: _____ x _____ = _____ square feet.
 The wall that the sign will be above is: _____ lineal feet.

PROMOTIONAL/SPECIAL EVENT SIGN(s) § 184-30
 Size of proposed sign is: 2 x 1.5 = 3.0 square feet.
 Start date: 6/1/19; End date: 6/7/19 Total number of days that the sign will be displayed: 7

If the sign is eight (8) square feet or greater, this application must be submitted the Design Review Committee (DRC) for approval. See attached 'Town of Falmouth Sign Permit Process and Required Submittals' for a description of the DRC requirements.

OFF-PREMISES SIGN(s) § 184-32; VARIANCE § 184-20
The Board of Selectmen must approve all off-premise signs.
 Proposed location: _____ Size: _____ square feet.
 Board of Selectmen License No.: _____ *(Note: A copy must be attached)*

INSTRUCTIONS TO APPLICANT: (1) Attach a separate sheet with a site plan showing the location of the proposed sign on the lot as well as a sketch of the proposed sign with dimensions and the approximate appearance. (2) All signs in local Historic Districts must receive approval from the Historic District Commission (HDC) before the sign permit application is filed with the building department. (3) All applications for signs at a size of eight (8) square feet or greater that are located outside of local historic districts must be submitted to the Design Review Committee (DRC) for approval.

Signature of Applicant: [Signature] Date: 1/20/19

Historic District Commission _____ or _____ Design Review Committee _____ Date _____
 With the following conditions: _____

Building Commissioner/Inspector _____ Date _____
 With the following conditions: _____

2019 Feasts of Falmouth Sign Distribution:

LOCATION

1. Coonamessett Inn (corner Jones Rd. & Gifford St.)
2. Admin Building Lawn (340 Teaticket Highway)
3. M.V. Savings Bank (corner Jones Rd./Palmer Ave.)
4. Intersection (near) Davisville Rd./E. Falmouth Highway
5. Woods Hole Rd./McCallum Drive (entrance to private neighborhood)
6. In front of Taylor Rental (Rt. 28A, N. Falmouth)
7. FHS Corner (Gifford St./Brick Kiln Road)

PLEASE NOTE:

Signs will be placed in these locations (permission secured) on Saturday, June 1st and will be removed immediately following the event.

VIPS Feasts of
Falmouth & Beyond

Friday: 5 - 7 p.m.

NEW LOCATION:

Mahoney's

Garden Center

18" x 27" Yard Signs: Back side

TOWN OF FALMOUTH
BOARD OF SELECTMEN
Meeting Minutes
MONDAY, FEBRUARY 11, 2019
SELECTMEN'S MEETING ROOM
TOWN HALL

Present: Susan Moran, Chairperson; Megan English Braga, Vice Chairperson; Doug Jones; Sam Patterson; Doug Brown.

Others Present: Julian Suso, Town Manager; Peter Johnson-Staub, Assistant Town Manager.

SITE VISIT

1. Edward Marks Building, 744 Main St.
2. "Old" Senior Center Building, 300 Dillingham Ave.

OPEN SESSION

1. Call to Order by Chair Moran at 7 p.m.

2. Pledge of Allegiance

3. Recognition

Ms. English Braga recognized a family member who passed away and received great end of life care at Falmouth Hospital and appreciation for the resource in the community.

4. Announcements

Chair read correspondence from the Cape Cod Regional Transit Authority, there was a meeting for a new bus coming online in Falmouth. There were community concerns with the initial plan to change from one bus to another and may deter folks from making use of that service. A letter was received from Tom Carr, CCRTA Administrator, which Chair Moran read into the record. The CCRTA will continue to send the Whoosh Trolley to Woods Hole as requested.

5. Public Comment

Mark Finneran, Precinct 6, sought to comment about a personnel matter, the Board of Selectmen deferred that matter noting personnel matters are not a part of the public comment period. Mr. Finneran commented that problems in Housing Authority were attended to and the person replaced and problem was solved. There is an empty unit at the Falmouth Housing Authority, he checked around and found that homeless are looking for housing and going off cape, for over 3 months about 12-14 units that have been empty. Mr. Finneran reviewed the locations of empty units and stated that this should be attended to.

Malcolm Donald, 124 Ambleside Drive., Precinct 6, commented about the wind turbines and \$3.5 million owed by Falmouth to the MA Water Resource Authority will be a windfall to the MA. The original \$5 million loan came from federal government and got channeled through the Water Resource Authority and turned from a grant to a loan with stipulation to pay back if turbines did not turn. Congress voted to relieve any payback obligations on the \$5 million, so when and if Falmouth pays the \$3.5 million back to the MA WRA, it will be a windfall for the State.

Mr. Donald is putting together a tree campaign to plant trees in Falmouth. Hoping people will plant trees in Falmouth and join the effort.

Ron Zweig, Falmouth Representative to the Cape Light Compact, and Chair of the Board of Directors. Talked about the Energy Efficiency program and provided number 800-797-6699 and includes rental properties. Low income housing program through the Housing Assistance Corp 508-771-5400.

SUMMARY OF ACTIONS

1. Licenses

- a. Approve Application for Change of Name of an All Alcoholic Common Victualler License – Celestino's Inc. d/b/a The Talk, Located at 444 North Falmouth Highway, North Falmouth

The assistant manager was present and noted they are seeking to change their name and continue with the same management.

Mr. Jones motion approval. Second Ms. English Braga. Vote: Yes-5. No-0.

- b. Approve Application for Lodging House License – Triple S. Hospitality, LLC d/b/a Inn on the Sound, Located at 313 Grand Avenue, Falmouth

John Saunders, Manager, said they will continue to manage the Inn as it has been.

Mr. Brown motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.

2. Administrative Orders

- a. Approve Grant of License to Buzzards Bay National Estuary Program (MZCM) to Install and Maintain Monitoring Well within Herring Brook Estuary behind the Old Silver Beach Dirt Parking Lot, North Falmouth

Mr. Johnson-Staub explained that this is a proposal to install monitoring wells to monitor sea level, it has been cleared with Conservation Commission approval and reviewed by Town Counsel. This is a collaboration with Buzzards Bay Coalition and government group.

Mr. Patterson motion approval. Second Ms. English Braga. Vote: Yes-5. No-0.

- b. Approve Request for Waiver of Building Permit Fees – Nobska Keeper’s House/Museum Renovation/Construction

Catherine Bumpus, Executive Director, Friends of Nobska Light, explained they are preparing to do the rehabilitation of the house. They request building permit fees waived and understand the inspectional fees may not be waived.

Mr. Jones motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.

3. Special Events

Recurring - Recommended:

- a. Easter Egg Scramble – Falmouth Village Association – Library Lawn and Peg Noonan Park – Saturday, 4/20/19

Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.

- b. Movies in the Park – Falmouth Village Association – Peg Noonan Park – Wednesdays, 7/3, 7/17, 7/24, 7/31, 8/7, 8/14, 8/21 and 8/28/19
- c. Bike Parade – Falmouth Village Association – St. Barnabas Lot to Mullen-Hall School (Main St. to Shore St. Ext.) – Thursday, 7/4/19
- d. Concerts in the Park – Falmouth Village Association – Peg Noonan Park – Thursdays, 7/5, 7/12, 7/19 and 7/26/19
- e. Arts & Crafts Street Fair – Falmouth Village Association – Main St. (Post Office Rd. to Shore St. Ext.) – Wednesday, 7/10/19
- f. Holiday Stroll – Falmouth Village Association – Queens Buyway to Main St. to Shore St. Ext. and Peg Noonan Park – Saturday, 12/7/19
- g. Seagull Six Spring Classic Road Race – Falmouth Track Club – Start/Finish Woods Hole Community Center, Water St. – Sunday, 3/31/19
- h. Liam Maguire’s Irish Pub Almost Five Miler – PCB Race Management – Start/Finish Town Hall Square – Sunday, May 5, 2019
- i. Spring at Spohr (formerly Daffodil Days) – William Kerfoot – Spohr Gardens, Fells Road – Saturday, 5/18/19
- j. Falmouth Farmers Market – Lindsey Close – Marina Park – Thursdays, 5/23 – 10/10 and Tuesday, 11/26/19
- k. Falmouth June Jog – Melissa Keefe – Falmouth Heights Beach to East Falmouth Elementary School – Sunday, 6/2/19

- l. Classic Car Show – Falmouth Classic Car Club – Marina Park – Sundays, 6/9, 7/14 and 8/11/19
 - m. Arts Alive Festival – Arts Falmouth, Inc. – Library Lawn and Shore St. Ext. – Friday – Sunday, 6/21, 6/22 and 6/23/19
- Mr. Jones motion approval of items B through M. Second Ms. English Braga. Vote: Yes-5. No-0.**
- n. Jazz Stroll (JazzTober) – Arts Falmouth, Inc. – Queen’s Buyway, Along Main St. and Peg Noonan Park – Saturday, 10/19/19
 - o. Run Jack Run Family Fun Run/Walk – Samantha Mueller, Jack’s PACT – Trotting Park Soccer Field and Track – Thursday, 7/4/19
 - p. Falmouth Sprint Triathlon – New England Endurance Events, LLC – Surf Drive Beach – Sunday, 7/14/19
 - q. Rockin’ Recovery (concert) – Recovery Without Walls – Old Silver Beach – Wednesday, 7/17/19
 - r. Butterfly Garden Day – William Kerfoot – Spohr Gardens, Fells Road – Saturday, 8/3/19
 - s. The Falmouth Walk – Tom Walrath – Town Hall Square to St. Barnabas (sidewalks) – Saturday, 8/17/19
 - t. New Balance Falmouth Road Race – Jennifer Edwards, Falmouth Road Race – Woods Hole to Falmouth Heights, partial use of Bristol Beach – Sunday, 8/18/19
 - u. Rotary Club Craft Fair – William Kerfoot, Falmouth Rotary Club – Bandshell & Marina Park – Saturday, 8/31 and Sunday, 9/1/19
 - v. Wounded Warrior Project Soldier Ride Cape Cod – Carole Kenney, Falmouth Military Support Group – Bike Path – N. Falmouth to Woods Hole to N. Falmouth – Thursday, 9/12/19
 - w. Striper Fest – On the Water, LLC – Marina Park and Bandshell – Saturday, 9/28/19
 - x. Zooma Women’s Half Marathon and 10K – Sarah Ratzlaff – Old Silver Beach Lot, N. Falmouth – Sunday, 9/29/19
 - y. Cape Cod Marathon Kids’ Fun Run – Jack Afarian, Falmouth Track Club – St. Barnabas Church Campus – Sunday, 10/27/19
 - z. Falmouth in the Fall Road Race – Don Facey – Woods Hole to Falmouth Heights – Sunday, 11/3/19

Mr. Jones motion approval of items n through z. Second Mr. Patterson. Vote: Yes-5. No-0.

New – Recommended:

- a. Grave Marking – David S. Martin, Sons of American Revolution, Cape Chapter – Old Burial Ground, 8 Cemetery Lane, off Mill Rd. – Saturday, 5/18/19
- b. Nebassin (bass fishing) – Joseph Russell – Coonamesett Pond, parking in dirt lot – Sunday, 7/14/19
- c. Coast Fest (concert) – Luke Vose – Bandshell – Saturday, 8/3/19.
- d. Katharine Lee Bates Poetry-Birthday Festival – Falmouth Historical Society – Falmouth Public Library and Library Lawn – Monday, 8/12/19
- e. Wedding Ceremony – Catherine Walsh/John Stecich – Bristol Beach – Saturday, 9/21/19

Mr. Jones motion approval of items a through e. Second Chair Moran. Vote: Yes-5. No-0.

BUSINESS

1. Update/Discussion on Status of Four Town-Owned Buildings:

- a. Edward Marks Building
Historic building zoned for public use and listed on the State Register of Historic Places and MA Preservation Restriction that pertains to the interior and exterior of the building.
Reviewed pictures of the building.

Future uses include relocating Human Services to 1st floor space and affirmed by the Board of Selectmen in 2013. \$100,000 was approved by November 2018 Town Meeting for relocation of Human Services to this building and funding approved in prior years for roof replacement and HVAC.

Second Floor use presents challenges regarding ADA compliance, elevator costs, etc. Second floor preservation work could be undertaken in the future.

Barbara Wayan, Falmouth Preservation Alliance, drew attention to fact they have generated 2 pages of questions for the Board of Selectmen to consider in the documentation passed out to the Board of Selectmen during the tour.

Malcolm Donald, Precinct 6, said this is on the national registry of historic places. If the Town is really interested in keeping this gem, natural shingle roof would go a long way to preserve the building.

Ms. English Braga would like more information about how to conform to the historic preservation and meet the needs of the Human Services Department for confidentiality and privacy.

Susan Shepherd, told the Board of Selectmen that we are losing things in this town, the Poor House has enormous amount of historical items still in it. The building should be restored not renovated. The building will be a focal point in the area, it needs to be brought back to something more respectful of what it was. If we are going to put money into the building, lets do it right and think of a more creative way to use it. Nonprofit groups work on these things and may be able to assist. This is the oldest building in Falmouth.

b. "Old" Senior Center Building

Mr. Johnson-Staub described the location, 1.6 acres zoned residential C and could potentially be changed to adjacent Commercial B2. Located within the state/Town wetland buffer zone and Flood Zone A. Future redevelopment limited by floodplain and wetlands. Reviewed pictures and plans of the area. Potential uses include sell without restriction, sell with preference for commercial use, affordable housing, demolish the structure and retain for satellite parking, or lease to a nonprofit which may require special permit. Municipal use may require a permit, some uses would be allowed.

Ahmed Mustafa, Precinct 4, noted it has been a dream for many to make it a Veteran's Service Center. The Board of Selectmen should have received a packet of information regarding this idea.

c. Emerald House

Recently leased to the Falmouth Service Center and thrift shop was operated there, the lease has since been terminated. 4.92 acre zoned residential a and acquired in 1995 for public recreation. Adjacent Raposa parcel acquired in 2007 for public recreation and municipal purposes. House is included on the Town list of significant buildings, excellent interior condition, a half kitchen and half bath. Pictures were reviewed.

Potential uses are limited by residential zoning, there is a proposal for all peoples playground to Town Meeting in April 2019 by the Disability Commission, discussion of community garden and athletic field, lease to a nonprofit and a special permit may be required, and subdivide 67 Davisville Road parcel and sell the house lot with historic preservation deed restriction, playground access and parking would have to be provided from 81 Davisville Road parcel.

Mr. Jones asked about detail of the 67 Davisville acquisition. Mr. Johnson-Staub read the town meeting transcript and the idea at the time was partly historic preservation and a lot of discussion about adjacency to the school and an athletic field. The superintendent and Patrick Murphy do not see it has a high priority for a school athletic field.

Richard Kendall, Chaired the Emerald House Committee when it was about to be torn down, he noted Portuguese American Club, Historic Commission, the house was an effort and represented the last vestige of recognition of what the strawberry industry was in Falmouth. Joe Netto was the VP of the committee.

Joe Netto told the Board of Selectmen they had an article in front of Town Meeting to tear the property down and were able to defeat the article. The Board of Selectmen at the time formed a committee with a goal to preserve the building to reflect on the Portuguese history of strawberry farming. For the Town to consider selling any of these buildings he finds appalling, this one the most. He would like to see that line stricken. Falmouth Service Center ran a successful thrift shop, so successful that the building was no longer adequate. He hopes the Town will put out an RFP. All interior restoration was done at no cost to the Town by volunteers. They went into the community and promised them that nothing would be done there without contacting them first, now there is an article in Town Meeting for a playground, yet no contact has been made with the local community or civic associations. One of their goals was community gardens and relation with the East Falmouth Elementary School. We do not sell buildings and land in Falmouth, we buy them and preserve them, he hopes an RFP is put out and a great tenant is in there.

Mr. Netto urged the Board of Selectmen to immediately put out an RFP along the lines of the former RFP. It served the community, which was a goal of the committee. The RFP should include that it preserve the heritage of the community. The community did not want a municipal building open daily.

Mr. Netto asked about the plan for the playground, Mr. Johnson-Staub noted the details are yet to be determined, the general idea was to use the Emerald House parking for the playground and may need to be expanded. It could be 67 Davisville and could encroach on the 81 Davisville parcel. He suggested protecting what we have and what is already there.

Ms. English Braga noted the Disability Commission is trying to get more input and have the conversation with the community. She is trying to gain more support and get public input.

According to Mr. Patterson, there is history of the Emerald family online.

Barbara Wayan found it disconcerting that the playground proposal is losing the story that Mr. Netto and others have spoken about. This is the last building we have that represents a heritage and way of life. The stories behind the buildings are important to heritage tourism.

Ms. English Braga said they could raise the awareness around the history with an exhibit or presentation while at the same time having a playground.

Mr. Jones appreciates the Town Manager and Mr. Johnson-Staub's financial status of the town. We are in the business of purchase and preservation of the properties, Mr. Jones wants to take the sale off the table.

d. Andrews Farm House

.93 acre lot, acquired for municipal purposes, zoning agricultural A, house and garage in fair to poor condition per appraisal, storage sheds in poor condition according to appraisal. Reviewed pictures. Potential uses include sell for residential purposes, sell for affordable housing, lease to a nonprofit (special permit may be required), and retain for use of Andrews Farm lessee and consider demolition of house and sheds. If the Town continues to own the property, they should consider demolition of all of the structures including the house.

Jennifer Christian, Farming Falmouth, explained this is a nonprofit that formed from the effort to save Tony Andrews Farm. They feel best for property to be with the farm, educational nonprofit, farming is a community service, and farmers are not in it for the money. Any benefit you can give a farmer to help the viability of its business is amazing. Feel multiple farming operations could be supported. The conservation restriction on the rest of the farm leaves only this area where they could build new operations, no new foundations can be put on any other property except this one. The value of that space for diversification of farming operation and storage are important. Supporting the farmer, lessees trying to create local food, having town owned property, nonprofit trying to get more involved, will all help the diversity of that property. Workforce housing is important too because the wage rate of farm works does not allow for living in this Town. All add into supporting the farmer on this property. Education could be done with that building renovated. Have a place for public to go and

include the local history of strawberry farming. Storing equipment, equipment upgrading, she would like the Board of Selectmen to explore keeping that property linked to the farm to keep it viable. Their nonprofit may be interested in taking it off the Board of Selectmen hands. The nonprofit is working with the group that was taken out of their garden space, part of goal is community garden in every village in Falmouth, including Emerald House property.

Ms. English Braga would like to link in the farming aspect to touch the young people and the space allows for the interaction of the public/students is important.

Mr. Brown likes idea of keeping the house tied to the farm.

Mr. Johnson-Staub provided background information and decisions regarding future uses. Considerations include best use for community, honoring intent of town acquisition, any lease or sale to a private entity requires competitive procurement to select lessee or purchaser, fiscal considerations, and staff resources. Considerations of other traditions that need to take place in acquisition of the property.

The Board of Selectmen asked what the appraisal was on that parcel, they did not have one because it was not a segregated parcel at that time, they will need to get an appraisal for that parcel.

Mr. Brown commented that there is no bathroom on the second floor of the Marks Building, so it would be disruptive to the first floor tenant in the future. Mr. Johnson-Staub noted that given the access challenges and cost to upgrade the second floor for any public use, would the Town want to take this on? Chair Moran stated there is also an access issue for handicap accessibility; for any public use ADA upgrades would be required. The exception may be doing tours of the historical building, that would need to be looked at in detail.

Mr. Jones was not comfortable with something on the first floor that shuts off possibility the second floor will ever be used.

Board of Selectmen discussed the roofing material, asphalt v. wood.

Mr. Suso had an architect assess the building and confirmed structurally sound and investment of public funds to make sure it is intact and sound. They can explore planning for the first floor while also allowing for future expansion of the second floor.

Chair Moran noted the only property with immediate plans is the Marks Building. Mr. Suso explained the funding voted by Town Meeting on three occasions to relocate the Human Services Function to the Marks Building first floor. Funds were also allocated for roof replacement, a contract has been awarded and will go forward. The roof will be fixed and then Human Services will move in, this has been mapped out. They will then finalize the plans for utilization of the first floor to be occupied by Human Services, along with temporary wall structures, which are soundproof and have proper support so they are not permanent. Mr. Suso will share information with the Historical Commission. The architect developed several concept level floor plans, no detailed drawings or cost estimates, that would be the next step.

Mr. Jones is now is not in favor of doing the work on the Marks Building and asked if the old senior center could serve Veterans and Human Services and the Marks Building become renovated as the Poor House.

Julian Suso explained the process, need to think it through in greater detail. The first floor transformed to office space, not sure how to remove what has been transformed and turn it back to something that was the case 20-40 years ago. The first floor work that was done removed historical elements that are no longer there. The ones that are there will remain.

Some of the money earmarked for the Marks Building, would need to go back to Town Meeting to have it go somewhere else.

Ms. English Braga said that could utilize first floor in a different way, it could have a different set up that is not a town office, could have exhibits.

The Board of Selectmen considered it could be more difficult for Human Services to move twice, four buildings they are looking at, and now is the time to look at the various considerations.

Mr. Brown said if considering restoring it correctly, heading in wrong direction with an RFP with an asphalt roof. Mr. Suso noted the contract has been awarded and MA Historic has approved proceeding.

Mr. Suso said the Poor House and Human Services are logical because the Poor House was the early version of Falmouth Human Services, a small portion to be inhabited by Human Services. He appealed to the Board of Selectmen stating that there is a place for it and recognizing it can be done in a manner that does not compromise the history or attractiveness of the building.

Ms. English Braga suggested designing for both needs of preservation and Human Services.

2. Authorize Permitting Application for Manahan Beach Stabilization – Ray Jack, Director of DPW

Ray Jack, DPW Director offered a PowerPoint presentation. Provided an overview picture and explained that John Ramsey gave the Board of Selectmen a presentation on the project. The focus is on Menahaunt Beach west. Substantial erosion has occurred since 2004, without any action in less than 40 years the road and bridge will be gone. Photos showed the erosion that has occurred over the years. Protect or retreat was discussed, also talked about abandonment.

Coastal Dunes/barrier beach was reviewed. Preservation would preserve the beach, natural habitat, extends the life cycle of the road, and question is do we build a bridge that does not have a road or what will be do about that?

Bridge life 50 + years, preserves the water main. Consider erosion, sea level rise, his primary concern at this point is an extreme weather event which will take out the road. Bridge project improves pond flushing/tidal exchange, provides wastewater improvements necessary, and replaces the aging bridge. The beach project extends the beach and road life cycle, increases return on the bridge investment, protects pond shore properties.

(Coastal Resiliency Action Committee (CRAC) recommendation was for nourishment only, end point would be loss of beach/road, dead end, and what to do at that point.

Recommendation he is introducing which is nourishment and addition of two groins. Preserving community beach, coastal scenic road, community/environment value, about improving pond water quality, and preservation and stabilizing onshore transport of sand.

Hard armoring v. soft armoring was discussed.

Removing the old revetment and replacing with groins. Not adding to the structure. Compared with groins cost about \$360-480,000 and extends nourishment life 25%, without groins nourish 8 years v. 10 or more years cost is \$164,000 over 8 years and \$984,000 over 50 years. Differences reviewed with and without the groins.

Reviewed Falmouth Heights Beach preservation in 1959, 7 groins were used to slow the long shore sand transport. Great Pond Bridge reviewed, the road is maintained with seawall and 2 groin structures.

Groins and nourishment is more const effective, extends nourishment life cycle, reduces dredging costs, no net adverse effect, and so his recommendation is nourishment and 2 additional groins. He would like to move forward.

Chair Moran noted that Mr. McCaffrey sent memo noting the Coastal Resiliency Action Committee recommendation is to include nourish the beach without additional groins.

Charlie McCaffrey, Chair Coastal Resiliency Committee, the committee reviewed the report and concluded while project is necessary the Town should avoid the construction of groins. Many benefits can be achieved without the groins.

Jeff Thomas, Chair Waterways Committee, their concern is anything that reduces the lateral movement of sand will decrease need for dredging. Conceptually they agree with Mr. Jack's recommendation for groins.

John Ramsey agrees with what Mr. Jack said, generally groins are difficult to permit and approved in selective situations. Would have to make sure no additional impact on down drift beaches if it gets through permitting.

Bruce Mogardo, Beach Superintendent, concerned about immediacy to open the beach in 4 months, down to 4 guards on the beach. Looking for immediate timelines of what we can do to get nourishment on the beach and/or get it ready to open.

Joe Netto, Precinct 9, you do not see groins once you head south because they realize groins do not work. If groins worked, would have a beach at Menahaunt now. Beach nourishment yes, take the sand from the ocean and put back on the beach. A jetty protects entrance to a harbor. Why dredge Green Pond yearly, because the jetties build up sand on one side and blocks the inlet. He will not vote to extend funds for groins. We would build a bridge if it was washed out, no need to acquire more land. Renourish the beach now. Do the neighbors have a lawsuit about widening the bridge, Mr. Jack noted that was resolved. The Town is going against their committee's recommendation.

Paul Miskovski, going to lose the road if a storm comes, something needs to be done.

Lynn Shipper? The east of the Washburn Island has 6 groins from 1800's, the island has evolved. What are they going to do to help the Menahaunt area?

Dan Foley, Seacoast Shores Association, not just Menahaunt, the sand is causing a problem in Eel River West, they want a comprehensive solution.

Mr. Brown noted Mr. Netto's seeing the big sand bar from previous nourishment, he is receptive to considering the groins in this area.

Ms. English Braga thinks they are going to have different remedies for different areas groins are not generally favored, but this area is seeing change each year. She hopes to have an answer timely, hope on coming agenda have some idea of what will happen short term.

Chair Moran asked Mr. Jack about the timing and staffing beach. Mr. Jack said the bridge goes forward 2 years to replace, they do not expect the project to begin prior to 2020. To improve the beaches for this season, material placed on parking lot, the beach nourishment could be deferred to Mr. Mogardo and work out the best situation.

Mr. Mogardo, work with the Conservation Commission, when talking about nourishment, he has sand stored but needs permission to nourish.

Jennifer McKay, Conservation Administrator, explained that Menahaunt west not allowed to receive nourishment because of the project done in Woods Hole, so the Town would have to request an amendment to that order to place on Menahaunt West. Through a hearing process. Because affects to Bourne's pond inlet, they stopped at that time until the Town took a more holistic approach because at that point the sand was causing a problem in the inlet.

Mr. Brown motion to approve Mr. Jack's request for permitting this design, including groins. Second Mr. Patterson. Vote: Yes-4. No-1 (Chair Moran).

3. Interview, Vote and Appoint Committee Members:
 - a. Zoning Board of Appeals
 - b. Gerald Potamis, Precinct 2, found it interesting to be on the board and frustrating sometimes because the regulations are fragmented. Attending meetings as an associate member for the last 2 years.
 - c. Mark Cool, Precinct 6, would like to be permanent member, 2013-16 associate member, then filled another's position as temporary member of Planning Board. Enjoys the job.
 - d. Robert Dugan, associate member on the board for 2 years, never missed application hearing, fills in when needed. Appointed representative for accessory apartment working group.

Mr. Patterson motion to appoint Gerald Potamis to a term ending 6/30/20. Second Ms. English Braga. Vote: Yes-5. No-0.

Ms. English Braga motion to appoint Robert Dugan to a term ending 6/30/19. Second Mr. Patterson. Vote: Yes-05. No-0-

e. Steamship Authority Board of Governors

Elizabeth Gladfelter, Precinct 6, she likes all who she interacts with and an opportunity to represent Falmouth on a regional committee, the votes taken are to support the running of the organization. Most important is the terminal reconstruction, she is disappointed with the SS administration with communicating with the Town. The public meeting was disappointing and she went back to explain that and she understands Woods Hole's frustration. There are many things happening in the village at the same time and can work with the Steamship Authority. The consultant's report is an issue now, she is concerned with a better understanding of the Martha's Vineyard community given the problems this year. The Steamship Authority administration is down several people and working with HMS to help implement some of the factors in the report.

Mr. Brown asked about comments he has heard about dredging questions and related issues to the waterfront where she was recusing herself because of the Conservation Commission job she does. Ms. Gladfelter noted she is required to, what is happening down there, part of the order of conditions she learned after the fact, they have an outside overseer and the 1 time someone from Woods Hole called her, she talked to the person in charge and called Bob Davis. She would try to rectify any decision. She noted that she would not be participating because anytime there is a violation, Jennifer McKay would address it.

James Morse, not present.

Kathryn Wilson, Precinct 1, interested in regional issues and how Falmouth fits into the bigger picture regarding the islands and the towns. Three big issues facing the Steamship Authority, keeping business going as usual with safety and reliability; next is keeping an eye on the big picture and how the Steamship Authority can enhance what they are doing and mindful of going forward and keep an eye on regarding traffic congestion, diverting traffic; communication in event of difficulties with scheduling last year and talking to passengers and communicating with the Town. Her legal practice has given her training being familiar with reading documents, dealing with contracts, and various issues. She is familiar with insurance issues and general liability questions.

Ms. Wilson noted it is possible the enabling act is ripe for modifications, it has had them in the past, she has not looked at it carefully enough to have ideas for specifics, but it is worth looking at it.

Ms. Wilson noted the status quo tends to move perpetually, she will bring new influence.

Mr. Patterson motion to appoint Elizabeth Gladfelter to the term ending 12/31/20. Second Ms. English Braga. Vote: Yes-1 (Mr. Patterson). No-4.

Discussion:

Mr. Patterson noted Ms. Gladfelter is articulate, has a wealth of experience, Falmouth not well served by taking someone else without that experience. Maintaining viable operation and mutual respect. The HMS report calls for changes, the kind of changes need to come from within the organization. Mr. Patterson noted that once the conditions are established, it is up to staff to enforce them.

Mr. Jones concurs with Mr. Patterson's statements, but is concerned about Ms. Gladfelter recusing herself on every conservation issue concerns him greatly to not have Falmouth voice in that conversation.

Mr. Jones motion to appoint Kathryn Wilson to a term ending 12/31/20. Second Ms. English Braga. Vote: Yes-4. No-1 (Mr. Patterson).

Discussion:

Chair Moran noted many demands and enabling legislation has been of concern, a lawyer will be helpful when question comes up regarding the Enabling Act and any changes may affect the operation.

Ms. English Braga thinks the Steamship Authority as an institution is very comfortable, things generally go in direction they want it to go. She believes that based the projects they are involved in, there is a need for discomfort or newness, statement to the Steamship Authority that there is some displeasure/critique on how things have gone on some issues. Want this to be more on equal footing.

Sp believes that it's naïve to make this change will have any resonance at all.

4. Presentation of Petition Articles for April 2019 Town Meeting – 5 Minutes Each

- a. Present Petition Article 21 – Gerald Potamis
Made a PowerPoint presentation and on the existing overlay district was reviewed. This is to remove the term enhanced. Fairness to county, environmentally sustainable, will take 3-5 years for the Town to develop state approvable definition of term enhanced, this allows the Board of Health to approve nitrogen reduction systems in the absence of approved watershed plans with onsite requirements, improves neighborhood, avoids \$20-30,000 to put in an enhanced system plus the \$1,000 annual maintenance.
- b. Present Petition Article 22 – John Banner
Concerning accessory apartment bylaw that was originally passed and intent was to broaden range of housing choices in Falmouth by increasing small dwelling units for rent. Last November Town Meeting voted to amend the bylaw by a working group, one major amendment was minimum lot size of 7500 square feet, original had no lot size. Majority of 800 single family house lots in Maravista are less than 7500 sq. ft. and excluded from the opportunity. He hired surveyor and architect on his lot and meets all criteria except the lot size, he suggests larger than 7,000 sq ft.
- c. Present Petition Article 23 – Marc Finneran
Accessory apartment bylaw amendment to add section 3, 7,000 sq. ft. lot size in sewer service areas. No nitrogen released into the land if no sewer system. There are many 2 bedroom dwellings on Maravista and could use these to keep them in their homes.
- d. Present Petition Article 24 – Michael Heylin-not present.
- e. Present Petition Article 25 – Daniel H. Webb
PowerPoint presentation made. Amend zoning bylaws to support facilitating the adoption of solar energy as part of the Planning Board's site review. This is consistent with existing Town policies. Local comprehensive plan energy element adopted to Town Meeting April 8, 2013. Reviewed the current site plan review criteria. The language of the performance requirements bylaw is difficult to understand. Proposed item I. improve the collection of solar energy by photovoltaic and or hot water systems.
- f. Present Petition Article 29 – Marc Finneran
Second water meter in sewer service area and he gave presentation, allowance for second water meter or formula to discount the water rate. Charging 2 rates for the same product is not right and he plans on a roll call vote.
- g. Present Petition Article 30 – Paul Dreyer
Made a power point presentation, Shiverick's pond working group formed to prepare a phased action plan for the pond trail. Project development was described. Summary of phase 1 elements include viewing platform, vista pruning, and Katharine Lee Bates Road sidewalk. Reviewed the plans and pictures. Timeline was reviewed consideration funding by spring 2020. Public benefits reviewed. Cost is about \$40,000 for Phase 1.
- h. Present Petition Article 31 – Ronald D. Zweig
Made a PowerPoint presentation. Follow on to another article from fall 2016 for water quality monitoring in Bourne Pond to improve water quality and asks for \$75,000 to finance water quality monitoring and Town's Marine and Environmental Services Department's ongoing

shellfish production activities. Bournes Pond map reviewed. Sewering the area is the main thrust, there are other options that could be applied. Recommend the town consider this.

NOTE: There will be no public discussion of articles; the proper place for such public discussion is Town Meeting floor.

5. Minutes of Meetings:
Public Session –January 28, 2019
None.

6. Individual Selectmen’s Reports

Mr. Brown:

Committee handbook continues to be worked on.

Water Quality Management meeting regarding discharge options and less expensive to discharge in Nobska, West Falmouth is more expensive. Land based options are effective, much work could be done for future sewerage needs for Green and Great pond.

Attended Woods Hole meeting with Steamship Authority to discuss orientation and construction of terminal building, expansive roof, asked them to consider a more narrow compact building. At end of meeting they seemed to be listening.

Mr. Patterson:

Attended the Finance Committee meeting and Falmouth Police Department Recognition Ceremony.

Attended Cape Cod Selectman and Counselors Association meeting Friday, looked at rooms tax revenue that will be generated and what the Town needs to do to prepare receiving it.

Ms. English Braga:

Solid Waste Advisory Committee meeting with Mr. Johnson-Staub and Mr. McConarty, talked about applying for grant through the State for enforcement and education regarding recycling.

Chair Moran:

Attended Awards Ceremony with the Falmouth Police Department by Chief Dunne and reflecting the bravery of the officers. The Board of Selectmen asked the Town Manager to address appreciation of all Town employees.

7. Town Manager’s Report

Mr. Suso attended the Finance Committee meeting Tuesday, they will meet again tomorrow. Thursday night Route 28 Citizen Advisory Committee meeting last week. General recommendations in draft form and going to consultant to rework the plans to return to them end of the month.

Attended the Water Quality Management Committee meeting.

Met with upper cape managers in the state regional compact on wastewater and in furtherance of the grant received.

Joined with the Harbor Master’s office meeting with the Cape Cod Commission and others for presentation on the regional harbor assessment, including maintaining, threats to viability, net benefits of continued operation. The final report is expected in about a year.

Monday is President’s Day; Town offices will be closed.

Mr. Johnson-Staub reported on the Senior Center Building Committee progression. They have had recommendations with proposed change orders, process went well. The Town Manager accepted the recommendations from the Committee. There will be no generator for the building, it will have a hook up. They have a start date for the framing

Met with the Shellfish Advisory Committee, working on a novel approach in forming joint partnership with aquaculture growers and licensing involved and procurement process.

8. Review and/or Discuss Correspondence Received

Mr. Jones motion to adjourn at 11:05 pm. Second Ms. English Braga. Vote: Yes-5. No-0.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

The minutes of February 25, 2019 are still being prepared.

REPORT

TO: Board of Selectmen

FROM: Julian M. Suso

DATE: March 8, 2019



- The Board will convene in executive session at 6:30PM on Monday for an update and settlement proposal on a litigation matter.
- Selectmen are tasked to appoint a representative to the Cape and Islands Water Protection Fund Management Board. I have conferred with Su Moran and we are recommending that ATM Peter Johnson-Staub be designated to serve in this role.
- Town Planner Tom Bott has requested authorization for two potential grant applications – one for Housing Choice and a second for Davis Straits master planning. Tom will join us on Monday evening to answer questions.
- Be advised that the “rescheduled” Public Hearing on the Flow Neutral Bylaw for the property at 24 Spencer Baird Road in Woods Hole has been requested to be further delayed to April 22 by the applicant.
- Chief Dunne will present a quarterly Police Department status report and Peter McConarty will present a status update on multiple Public Works project initiatives.
- I want to provide an update on the procurement/RFP process for the wind turbines, as directed by the Board late in January. I, Frank Duffy, Jennifer Petit and Peter are working with consultant Weston & Sampson in assembling the elements necessary for the multiple procurement options outlined by the Board. As a reminder, the Board adopted two separate motions: (1) Not to operate the turbines in the Town; (2) Direct the Town Manager and Town Counsel to explore Requests for Proposals for lease operation outside of Town, third party interest in purchasing and taking possession to operate them as an energy project to run somewhere else and potential cell tower use and (for) what other use could a tower be repurposed. There are multiple nuances to this procurement process which we are assembling with the assistance of this consultant and Town Counsel, as it is governed by State Statute. If all goes as planned, we should have a final product to advertise/issue within the coming month of April. Independently, I will be coordinating this process with the appropriate

representative(s) of Joint Base Cape Cod who I will be reconnecting with for their potential interest and participation at this time.

- We have the schedule of Precinct Meetings from Michael Palmer for the upcoming April Town Meeting. The Board may wish to consider assigning a member to represent the Board as you so determine.
- The Joint Boards meeting with the School Committee on Tuesday evening was very successful. As requested, I will be working with Superintendent Lori Duerr in drafting a joint letter of inquiry to Falmouth legislators regarding the ongoing challenge of School financing.
- On Monday evening, I plan to update the Board on the further details of the periodic challenges we have been experiencing in the Town's email address transition process. As we know, it has resulted in some emails being "blocked" or "quarantined" to a greater extent than in the past. I have stressed to IT director Greg Banwarth that we need to move beyond this phase of the transition as quickly as possible while still retaining a reasonable level of email security.
- I was pleased to participate in the High School Athletic Field Groundbreaking on Thursday afternoon and make some brief remarks representing thanks to the many, many persons so involved in this landmark project moving forward.
- I attended the Cape and Islands Selectmen's monthly business meeting on Friday for a legislative update from several area legislators.
- As a reminder, Town Meeting begins on Monday, April 8. Selectmen's next business meeting is Monday, March 25.

Diane Davidson

From: alldepthheads-owner@falmouthmass.us on behalf of Michael Palmer
<alldepthheads@falmouthmass.us>
Sent: Friday, March 08, 2019 3:25 PM
To: alldepthheads@falmouthmass.us
Subject: RE: Precinct Meetings

Precinct Meetings

Precinct 1	Wednesday April 3rd	7:00 pm at the Town Hall Civil Defense Room
Precinct 2	Wednesday April 3rd	7:00 pm at the Town Hall Civil Defense Room
Precinct 3	Wednesday April 3rd	7:00 pm at the Gus Canty Center
Precinct 4	Wednesday March 27th	7:00 pm at the East Falmouth Elementary School
Precinct 5	Thursday, April 4th	7:00 pm at the North Falmouth Elementary School
Precinct 6	Thursday, April 4th	7:00 pm at the North Falmouth Elementary School
Precinct 7	Wednesday March 27th	7:00 pm at the East Falmouth Elementary School
Precinct 8	Thursday March 28th	7:00 pm at the Navigator (Portuguese/American Club)
Precinct 9	Thursday March 28th	7:00 pm at the Navigator (Portuguese/American Cl

Regards,

Michael

Michael Palmer, CMC/CMMC
Falmouth Town Clerk
michael.palmer@falmouthma.gov
508-495-7353

