TOWN OF FALMOUTH
SELECT BOARD
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

Meeting Minutes
Open Session

MONDAY, AUGUST 30, 2021

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, the August 30, 2021 public meeting of the Falmouth select board shall be physically closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. *The meeting will be televised via Falmouth Community Television.*
2. *Real-time public comment can be addressed to the select board utilizing the Zoom virtual meeting software for remote access. This application will allow users to view the meeting, send a comment or question to the Chair either via the Chat function, or use the "Raise Hand" button to ask the Chair to appear on the video to make a comment. Submitted text comments will be read into the record at the appropriate points in the meeting.*
    a. *Zoom Login instructions:*
        i. *Instructions and the meeting link for this specific meeting can be found at the following web address: http://www.falmouthma.gov/BOS.*
        ii. *Please plan on 10-15 minutes of preparation time to log in though it may be less if you have previously used Zoom on the device you will use to access this meeting.*
3. *Additionally public comments may be sent in advance of the meeting to selectboard@falmouthma.gov at least 5 hours prior to the beginning of the meeting. Documents and audio or video files may also be submitted via email. Submitted email comments and documents will be made a part of the meeting record and may be read into the record, summarized or displayed during the meeting at the discretion of the chair.*
4. *Applicants, their representatives and individuals with enforcement matters before the Board may appear remotely and are not required to be physically present. Applicants, their representatives and individuals with enforcement matters before the Board may contact the Town Manager/select board's Office to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to the Town Manager's Office at townmanager@falmouthma.gov so they may be displayed for remote public access viewing.*

Present: Doug Brown, Chair; Nancy Taylor, Vice Chair; Megan English Braga; Sam Patterson; Onjale Scott Price.

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

1. **Chair Brown called the open session to order at 6:30 p.m. and motioned to convene the executive session under 1. M.G.L. c.30A s.21(a)(3) – Discussion and vote on bankruptcy Plan of Reorganization of Mallinckrodt PLC as recommended by Opioid Litigation consortium counsel and M.G.L. c.30A s.21(a)(3) – Affirm collective bargaining agreement – Police Sergeants because to not go into executive session could prejudice ongoing negotiations. Mr. Patterson seconded the motion. It was followed by a unanimous roll call vote in Open Session to go into Executive Session for the purpose of discussing the above-listed items, and to return to Open Session after discussion. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.**

2. Chair Brown reconvened the open session at 7pm.
3. Pledge of Allegiance
4. Recognition
   Mr. Brown noted the last plane left Afghanistan today and said the loss of lives of the 13 service members and 15 or more injured was a tragic event.

   Mr. Patterson said Falmouth EDIC hired Wayne Lingafelter, Executive Director, who is very active as a volunteer member of the Affordable Housing Committee.
5. Announcements
   Mr. Patterson confirmed that in the executive session this evening the Select Board approved amendment to

collective bargaining agreement with Police Sergeants.

Mr. Brown is hoping to have an in person Select Board meeting in two weeks, the Select Board agreed to that plan.

Ms. English Braga asked to reach out to VIPS Board and if they could come and give a report to the Select Board on what they have been doing, VIPS is an important community asset. They are always looking for volunteers and mentors.

6. Public Comment-none.

SUMMARY OF ACTIONS

1. Licenses
   a. Approve application for two, special one-day wine & malt liquor licenses – Barnstable County Agricultural Society – Harvest Festival – Saturday, 10/2/21 and Sunday, 10/3/21
   This was withdrawn, no action taken by the Select Board.

   Approval of new dates for previously approved licenses postponed due to tropical storm:

   b. Special one-day wine & malt liquor license – Highfield Hall, 56 Highfield Drive – Sunday, 9/12/21
   Dr. Taylor motion approval. Second Ms. English Braga. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

   c. Special one-day wine & malt liquor license – Bands for Badges, Cape Cod Fairgrounds – Saturday, 10/23/21
   Mr. Patterson motion approval. Second Ms. English Braga. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

2. Administrative Orders
   a. Authorize application from Planning Department for CPA funding for the Edward Marks Building
   The report is in the packet.

   Ms. Scott Price noted the Human Services would move in; will they be in the building while the work is done? Chair Brown said that anything inside should be done first, the foundation work is repointing the joints and securing cracks. Chair Brown and Mr. Patterson do not believe it will prevent occupying the building.

   Ms. Scott Price motion approval. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

   b. Authorize application from Planning Department for CPA funding for Old Burying Ground Condition Assessment Report

   Mr. Patterson said that this application would only allow an initial assessment of that cemetery by the Planning Department, so the committee does not have to be in place to begin the process.

   Mr. Patterson feels the CPA funds should be used for other services and asked why this is not in the capital budget.

   Ms. English Braga asked the price. Mr. Patterson noted Ed Haddad, Historical Commission Chair, is available to answer this question.

   Mr. Haddad said he received a quote of $75,000 for 750 historic gravestone preservation, for about an hour's work for each gravestone. This includes a consultant who will develop a conditions assessment report, is expert in this type of work, would document what is needed, memorialize the inscription on the stone, map the area, create a directory, and document the steps to restore it with a cost for each gravestone. This type of activity has occurred in other Falmouth graveyards, we are not creating something new that has not been done before.

   Dr. Taylor asked, who owns the gravestones? Mr. Haddad does not know; however, the Town owns the graveyard. Ms. English Braga asked if the Select Board could have Town Counsel Duffy's input on this question. It is likely different for different gravesites, some are hundreds of years old, some more recent. It would be helpful to understand that, and Town Counsel could assist in determining if that is part of the assessment.

Mr. Patterson does not know if the Community Preservation Committee has recommended funding this project.

Mr. Haddad explained this is the start of the application process, get approval of Select Board, then to the CPC, then back to the Select Board, then to Town Meeting.

Mr. Patterson motion approval and refer to the CPC. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

c. Authorize application from Recreation Department for CPA funding for Falmouth Youth Baseball Fields Improvements

Joe Olenick, Recreation Department Director, this is for the little league fields by Gifford Street, three baseball fields, for fencing, lighting. They will try to break it down to phases over a few years.

Chair Brown received an email from Robert Brown who said that this was for accessibility to fields and wanted to know if something could be applied to the ramp to the Trotting Park Field. Mr. Brown suggested grant funding.

Mr. Olenick said the Parks Department plans to redo that ramp, they need to engineer it, DPW is very busy now, they will try to lay it out to give handicap individuals a way to go to the field.

Dr. Taylor motion to authorize the application. Second Ms. English Braga. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

d. Authorize application from Department of Public Works for CPA funding for Water Stations Related to the Falmouth Water Stewards efforts.

Mr. McConarty said the Water Superintendent is working with Alan Robinson who is putting water stations around Town, they have a list of areas they want to work on, the cost is about $5-6,000 each. The DPW hooks up the water and pours the concrete pads the water stations are set upon.

Ms. English Braga motion approval. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

e. Authorize application from Highfield Hall for CPA funding for Highfield Hall Gutter and Fascia Rehabilitation

Mr. Patterson motion to authorize the application. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

f. Acting as trustees of Falmouth Affordable Housing fund vote grant of up to $25,000 for technical assistance for development of affordable housing at Emerald House properties

Carla Feroni, Housing Coordinator, this would be to collaborate with the state getting some technical assistance from them with a full site feasibility study. MA Housing Partnership will provide for some engineering, community engagement, and this has gone through Community Preservation Committee at 8/12 meeting, and they recommended in favor of this.

Doug Brown noted the advocates for the play space found out about this, they talked about wanting another site for the play space. Would the people look at a survey with the play space and without? Julian Suso noted they are supportive of inquiries into another location, they have not assigned staff to look. They expect to include the play space in this space.

Dr. Taylor asked about the size of the community play space and is this the typical process for affordable housing for land owned by the Town. Is this a similar process that was done for Little Pond Place.

Mr. Patterson noted Little Pond Place is built on land the Town purchased.

Mr. Suso noted the Emerald House site is two separate parcels and a multitude of competing uses potentially for this property. They want to make sure to do the best due diligence for the Select Board for optimal use. One is an Article 97 property, the other is not. Article 97 is a restriction that if it’s taken out of use, it needs to be replicated elsewhere. The Emerald House is on the parcel that is not part of Article

97.

Mr. Patterson said on Little Pond Place properties there was a conservation portion and a housing portion. They put a request out to anyone who would create 48 units. In this case we're looking at concepts on how the parcels can be used.

Ms. Feroni said that 67 Davisville has the Article 97 restriction; 81 is where you could do affordable housing.

Dr. Taylor would like to see the $25,000 go to the actual units. In doing this, would this potentially speed up the process of getting this done or not?

Mr. Suso has significant questions on the most appropriate approach to divide up these properties, this analysis will give the Select Board enough information so that they can move forward more swiftly than others.

Kathleen Haynes said the play space was meant to be at 81 because the parcel is flatter, the community garden was going to be on the parcel with the Emerald House.

Ms. English Braga motion approval. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

g. Authorize Town Manager to apply for grant funding to supplement the potential purchase of recycling carts

Mr. Suso noted a recycling cart is 60-90 gallons with a handle.

Mr. McConarty explained curbside contract ends 5/31/22, and looking at different options on what can be done to help the contractor with curbside recycling. There are grants to help purchase these carts. Benefits include the trucks will be able to be automated, drivers won't get out of vehicles, could be health insurance benefits, and it will be neater/faster. Trucks already have the automated arm on them. The cost of solid waste and recycling will go up, we will be able to negotiate a better price with automation. The contractor picks up biweekly, so looking at the 95-gallon cart with goal to fit more recycling.

Ms. English Braga noted that this will help minimize loads from being rejected. Also takes the recyclables out of the trash stream. The Town has continued to have the recvcling program, people should be separating their recyclables. Right thing to do for the environment and economically for our community.

Dr. Taylor asked, when they will renegotiate, and is it with Republic?

Mr. McConarty said Republic is the only Cape Cod contractor, looking around November/December timeframe to go through the contract. The recycling coordinator position, Mary Ryther, is collecting from the contractor. They have had conversations with the contractor, about 22,500 carts would be needed and cost about mid $50's range. There is a shipping cost as well. These will be delivered by contractor to the residences. All the Republic trucks are the same trucks, they look the same and operate the same, but there are separate recycling and trash trucks.

Mr. Suso confirmed it is the ideal time to proceed with this, looking at grant opportunities, also capital plan includes funding for these carts.

Ms. English Braga motion approval. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

h. Vote to exempt Diana Molloy, a member of the Board of Health, from certain provisions of the Conflict of Interest Law with her new employment at Visiting Nurse Association

Mr. Suso said Atty. Duffy indicated this is acceptable as long as Select Board votes to agree with the State Ethics, as long as she excludes herself when there would be any conflict.

Mr. Patterson motion to exempt Diana Molloy, a member of the Board of Health. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

3. Special Events

Recurring - Recommended:

a. Autumn Escape Bike Trek – American Lung Association – ride through Falmouth – Saturday, 9/25/21

Doug Brown is concerned about Quissett and Sippewissett, he believes they need a police escort. Doug Brown would condition that the police provide a supervision or that section of the road.

Mr. Patterson is not sure what safety measures they use for police for safety of the riders.

Ms. English Braga trusts that the sergeants will know what details to recommend and will take public safety seriously and are aware of the challenges on these roads.

Ms. English Braga motion approval with the following conditions: Use of 1 or more police details as affirmed by the Falmouth Police Department (FPD) in their analysis. Roll Call Vote: Second Mr. Patterson. Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

b. Dream Cruise – Falmouth Classic Car Club – Library Lawn, Shore Street Ext. – Saturday, 9/18/21
Mr. Patterson motion to approve. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

c. Wings for Falmouth Families Scavenger Hunt – Wings for Falmouth Families – Start/finish Marina Park – Saturday, 10/2/21
Mr. Patterson motion approval. Second Nancy Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

d. Chris Wetherbee Memorial Toy Run – Ride from Buzzards Bay to Navigator, Falmouth – Sunday, 11/7/21
Tammy Baptiste present.

Ms. English Braga disclosed she is the Vice President of the Navigator, does not receive compensation for that, and they do not charge for this event.

Ms. Baptiste noted that the Navigator donates the facility. Motorcycle ride by her and her family in her mother's memory who became a part of this ride over 30 years ago. Benefits needy children all over Cape Cod. All the toys stay on Cape Cod. They put forth start-up funds, Eagle's Hall and Navigator donate their space. They ride Buzzards Bay to the Navigator. About 200 participants each year. The route is from Eagles Hall Buzzards Bay, over the Bourne Bridge, Shore Rd, to 28A, Brick Kiln Rd., to Sandwich Rd.

Ms. English Braga motion approval. Second Dr. Taylor.

Ms. English Braga motion approval waiver of fee. Second Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

New – Recommended:

e. Old Stone Dock Association Meeting – Surf Drive Beach – Friday, 9/3/21
Ms. English Braga motion approval. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

PUBLIC HEARINGS

1. Vote to adopt Stormwater Management Rules and Regulations, continued from 8/9/21 **(15 minutes)**
Mr. Suso said they began conversations with Conservation Commission about the appeal role of regulatory actions by the DPW to regulate stormwater. It was asked they discuss this in September, Mr. Suso requested this hearing be continued to the Select Board meeting on 9/27/21 at 7:30 p.m.. Atty. Duffy suggested that additional time.

Continuing hearing by Ms. English Braga. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

2. Application for Multiple Amendments to an All Alcoholic Common Victualler License – Falmouth Golf Management d/b/a Falmouth Country Club, located at 630 Carriage Shop Road, East Falmouth, including Change of Officers/Directors and Change of Ownership Interest **(15 minutes)**

Ms. English Braga read the hearing notice in the packet.

Jennifer Gallagher present to answer questions. Her client purchased the Indigo portfolio at the beginning of the year, this is a regulatory filing to replace the officers and approve the new ownership structure. No changes to on site operations.

Public Comment: none.

Mr. Patterson motion to close the hearing. Ms. English Braga second. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

Mr. Patterson motion approval. Second Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

3. Application for Renewal of Shellfish Aquaculture License #A10-04 issued to Peter Chase of Quissett Oyster Co., LLC, 35 Westmoreland Drive, Falmouth, MA 02540
   Ms. English Braga read the hearing notice.

   Mr. Suso noted no changes to the permit.

   Peter Chase reported nothing new, he's been out there for 15 years and looking for renewal.

   Public comment: none.

   Scott Price motion to close the hearing. Mr. Patterson second. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

   Ms. English Braga motion approval. Scott Price second. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

BUSINESS

1. Discussion/update on COVID-19 issues
   Scott McGann, Health Agent, article in Enterprise about COVID vaccine at fairgrounds; that was actually for testing. Mr. McGann shared his screen and reviewed the Town weekly case count 8/30 1,713, average about 2-3 cases per day. We are doing above average compared to others towns in the county. Positivity dropped to .5%. Hospitalizations we are in the 3-4 range. Vaccinations about 299 doses administered over 7 days, 155 first doses, 79% of eligible residents are fully vaccinated. Third doses, those with moderate/severe immune compromised are recommended to get a third dose/booster. The roll out plan for the booster shot is unknown at this time. It may be more local health that will administer the booster/third dose. Schools open next week, there will be a second clinic tomorrow at the FHS for vaccinations. As the schools feel the need, they will do vaccinations as needed. State required indoor masking at schools. There is also a test and stay option, school would test daily using the rapid test. State is not looking for remote learning, they will work more on test and stay rather than quarantine to help keep school as normal as possible. Delta is more transmissible, there are not the mitigation processes used that there were last year.

2. FY23 Operating Budget Policy, Financial Update, and Capital Plan Presentation – Jennifer Mullen, Finance Director

   Jennifer Mullen, Finance Director, reviewed the operating budget policy, this is the second fiscal year we are back to normal operations after the pandemic. The policy in the packet, requesting departments to submit a 2.3% budget increase because the tax levy can be increased by 2.5%, but that is only a portion of the Town revenues, that is why look at 2.3%.

   Mr. Patterson concerned about priorities maintaining public health and safety and basic services. He asked about other priorities including coastal resiliency, staffing, environmental remediation, economic development/redevelopment. He is concerned we are not addressing those issues that keep coming up. What are we doing with staffing to plan and look at actionable plans so we know what the decision process is, and he does not see it in the priorities. He wants a policy that says we are looking forward.

   Jennifer Mullen said first 2 major are taken from Select Board strategic plan. In budget policy they don't address staffing. They look at coastal resiliency, it's more of a capital plan, not the operating budget. If asking for position in the operating budget, it is not part of the policy, it is a directive from the Select Board to Mr. Suso. $200,000 appropriated over two years and only spent $30,000, and that money is still on the books. This is an overall budget policy and what is stated is directly from the strategic plan.

Dr. Taylor asked about $170,000 in the coastal resiliency line item: why we have not used that money to bring in a consultant, planner, or someone to look at coastal resiliency and tell us the best way to proceed. It doesn't appear to be a policy issue, there is money put aside, we are being responsive by putting money into the acct, just need to move forward and use it properly.

Doug Brown said Coastal Resiliency Action Committee finalized its report, and it is online. Mr. Suso noted it has not been adopted by the Select Board, so there are things that need to happen. Received recommendation from Transportation and Bicycle Committees to put in $200,000 into operating budget for complete streets, Mr. Suso felt more appropriate in the operating budget. But stormwater planning has their funding in the capital budget.

Jennifer Mullen said we are talking about the operating budget policy, it just guides us.

Scott Price said the capital improvements are for equipment, what do we do with old equipment? Jennifer Mullen said it is usually traded in against what we are buying.

Ms. English Braga motion approval of the policy. Scott Price second. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

Jennifer Mullen reviewed the capital plan for November Town Meeting and made a PowerPoint presentation. Use of one-time revenues to fund one-time expenses. When the plan is put together, it is put together according to the Select Board's strategic plan.

Capital Facility Plan Review: Teaticket roof replacement (Nov. Town Meeting Article $3.7 million) - construction likely next summer; Bournes Pond inlet widening is permitted and will start March 2022; Sandwich Road Fire Station issued Request for Qualifications for architects and had 5 applicants and design/development article will move forward in April and ballot question in May; Wastewater Treatment Plant upgrades part of the Wastewater Management Plan, in process of choosing project manager, and there will be a request in November, and the sewer expansion. These are major capital projects over $1 million that fit into the capital plan.

Doug Brown asked about inlet widening. Jennifer Mullen believes DEP approval was received for that project. Mr. Suso anticipates approval imminently; he will check with Mr. McConarty to confirm.

One time higher than expected free cash because at close out of FY2021, proceeded cautiously with lower estimates, reduced by almost $2 million, revenues came in $1 million more than pre-pandemic. Departments spent less than their budget allocation, and there were unspent override items. Recommending $1.7 million for Wastewater Treatment Plant design, take it from ARPA Funding, received from the Federal government, which we have about $3.2 million in and it can be used for waste water and water projects. That frees up the flexibility with the free cash.

Ten-year plan and detail sheets for funding are in the Select Board's packet.

Major initiatives include:
Replace the CAD system and a station alerting system for public safety.
Roadway maintenance and construction including Complete Streets
Vehicle Replacement--electric vehicle with charging station
Water upgrades and Fresh Pond Well Reactivation
Andrews Farm Building Demolition
Future policy discussion

Doug Brown asked about considering if funding dedicated for Complete Streets planning; that would allow engineering staff or contractor to develop plans for Complete Streets initiatives to be shovel ready. What is being done is pedestrian focused, but it's only one aspect of Complete Streets. He supports the Transportation Committee and Bicycle and Pedestrian Committee $200,000 with line item for Complete Streets.

Mr. Patterson agreed with Doug Brown, looking at this ongoing problem and see if we can improve pedestrian, bicycle, and motor safety. Look at traffic patterns throughout Town as well and parking. It is an ongoing process, part of the certified free cash came because we did not have the staff to spend that money.

When DPW designs the Katharine Lee Bates roadway, they incorporated Complete Street into the project. Also have transportation engineering that has been increased.

Scott Price would like to discuss it more at a future meeting.

Jennifer Mullen noted it is a management issue with Mr. Suso and Mr. McConarty.

Jennifer Mullen noted water upgrades and Fresh Pond Well Reactivation, the Water Superintendent is on board and looking at what we need capital for.

Andrews Farm building demolition, this is a future policy discussion for the Select Board.

Jennifer Mullen would like a vote to move it along to the Finance Committee. Won't need an article for the wastewater.

Doug Brown asked to add the line item for consideration by the Finance Committee for Complete Streets planning initiative. Mr. Patterson seconds that.

Dr. Taylor noted thought need more of a conversation with Mr. Suso and Mr. McConarty before doing so?

Mr. Patterson noted the question about Complete Streets is more long-term than a one-time procurement.

Mr. Suso thinks Complete Streets if project-focused to be successful, it can be included in public works in their FY2023 budget and can be better identified in the upcoming budget.

Doug Brown asked, if ongoing planning effort, it would belong in the capital budget for design planning.

Ms. English Braga thinks the way to dive into this is to have it as something on a meeting where the Select Board hears from Mr. McConarty and flush out from his perspective and engineering on how they address Complete Streets and projects in general. Need direct feedback from staff we ask to implement these projects. She would feel more comfortable making those decisions once the Select Board has this. Maybe it doesn't happen for this capital plan, but going forward.

Scott Price asked about an item $4 million to affordable housing. If we take a vote are we approving that that become a warrant article? Doug Brown said voting to send to Finance Committee for their recommendation. Received an email from Mr. Suso a couple weeks ago about appropriating $3 million, but Jennifer's presentation says $4 million.

Jennifer Mullen said technically we're proposing $3+ million, so they are proposing$4 million. Would not have 2 same working articles, just combine it into 1, it transfers into the Affordable Housing Fund and can be discussed in the next agenda item. From free cash they could do $4 million this year.

Doug Brown said the $1 million was intended to fund it each year. Jennifer Mullen said it has to come back every year as a vote to use free cash.

Dr. Taylor asked do we need their article 1, she is thrilled they can put $4 million into affordable housing at this time.

Jennifer Mullen said she'd like overall approval of Select Board, once the warrant articles are voted, then those get sent to Finance Committee. But she wanted to convey the whole picture.

Tonight the Select Board votes the $7.32 million plan to the Finance Committee. Ms. English Braga noted ultimately it is the recommendation of the Finance Committee; the earlier they get it, the better.

Jennifer Mullen said if there is something she mentioned tonight that the Select Board does not like, it is good to let her know.

Doug Brown asked about the long-range plan and sewering projects.

Jennifer Mullen said it is part of the capital facility plan, it is part of the debt drop off. Asking for funding $20 million for upgrades to wastewater treatment plant. $60 million for sewering.

Mr. Patterson motion to refer to Finance Committee. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye. Scott Price-no. Scott Price doesn't understand the $4 million affordable housing and how it will work, so she voted nay.

3. Discussion on proposed warrant articles from Affordable Housing Committee **(10 minutes)**

Wayne Lingeafelter, Kathleen Haynes

Wayne present on behalf of the Housing Committee and was asked to speak briefly. Distributed final version of report by Ed Curley, Chair, on Friday. One change made was creating a phasing for different funding enhancement programs identified. Pleased they will consider the 3 articles part of the first phase. Affordable Housing Committee does not have standing at Town Meeting, works at behest of the Select Board, it's a critical step the Select Board is taking, they recommend passing these articles and hope that the Select Board will be the petitioner. They are prepared to do whatever is required to help with the passing of the articles. It is exciting to hear about the $4 million that Jennifer Mullen touched on; that is significant and will make a difference to the housing crisis. What they put forward, while $1 million in plan as general fund contribution, all they have done is to look at sustainable revenue sources, the $4 million is a great place to start. Current subsidy rate is $100,000 per unit, so that represents 40 units of affordable housing, recommendation is for 74 units to be created each year in Falmouth. The committee's vision is to put ongoing and sustainable, and recurring funding sources in place. They spoke with a number of community organizations, they had favorable response from the various folks they met with including the EDIC, Chamber of Commerce. Select Board met in July at a meeting, said the affordable housing crisis is changing the quality of Falmouth.

Ms. Scott Price asked if article 1 is redundant if we decide to move forward with the $4 million, and this is new information to you. Housing Coordinator attends the Affordable Housing Committee, did she not pass that information on to the committee or was she not aware of this article proposed by the Town. Wayne said that they became aware the Town was considering a considerable contribution, but they did not get the details on that. Committee recognizes they cannot submit an article for a multiple-year request, so report asks for that, the article doesn't reflect that because they were advised that was not allowed. They wanted to cover their bases, and because they view it as ultimately recurring, they left it on the list. They heard in meetings they had was the importance the Town needed to step up in affordable housing with bigger contribution. Wayne doesn't view this as competition, it was their intent to come back in April and ask for this to become a recurring budget recognizing it needs to be approved each year. This crisis will not go away in 12 months, and they will be back asking for the Select Board consideration for this kind of funding.

Mr. Suso noted the article drafted through Town Counsel for $4 million amount, and itis essentially identical to this. The Select Board discussed removing the first article.

Dr. Taylor motion to remove article 1 and replace with the Town article for $4 million. Second Mr. Patterson. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

Article 2

Jennifer Mullen noted moving hotel/motel rental tax from 5 to 6% is fine, but you can't direct it to the fund. Article should remove that language because in violation of State law. First increase the tax; look at the amount of money, then a separate article to appropriate it into a fund. Same with Article 3. When you increase those taxes, you will have a date certain you want to do it. Once adopted as local option, you will know the date, then another article, town meeting, and then into the Affordable Housing Fund.

Wayne said they were made aware of the issue Jennifer Mullen just raised, they lose language like designate which is different than allocate, because they understand the process does not allocate money at this point. The language was reviewed by Atty. Duffy, and he offered the guidance to them.

Scott Price suggested approving the way it is written and ask that Town Counsel review, it's important for that language to be there because it's important the Town knows what the goal is.

Dr. Taylor can't vote that way, wants Town Counsel's input first, then vote it.

Mr. Patterson said they are submitting an article with draft language, the Select Board has opportunity to amend it.

Jennifer Mullen will talk with Atty. Duffy. She said that when it is brought to Town Meeting, need to make sure they know what they are voting on and what will happen with that vote. They have lengthy explanations in the Town Meeting book. In the explanation they can explain it will be designated to Affordable Housing Fund, it's really a policy of the Board.

Dr. Taylor would like it in the explanation, not in the article.

Mr. Patterson motion to submit Article 2 as a Select Board article, as written, and to be revised. Second

Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

Ms. English Braga asked Mr. Suso if they have to vote this tonight for their timeline? Had the conversation that it can be changed, but it's always messy. If they want an article to be successful, and if there is time to get clarification from Atty. Duffy, she would like to do that.

Jennifer Mullen said this article will be taken up when all articles are presented to the Select Board at once.

Article 3
Doug Brown said a note from Realtor's Association stated they were under impression there was going to be a property transfer fee, but he doesn't see that.

Mr. Patterson motion to submit. Second Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

4. Interview, vote and appoint committee member **(5 minutes each)**
   a. Falmouth Housing Authority Tenant Board Member –
      Kathleen Haynes
      All tenants affected by HUD should have equal representation, and being Chair on the Commission of Disabilities, she would like to learn more about housing and interest in disability housing. The Housing Production Plan notes disability housing is needed.

      Marianne D. Keevins-not present

      Deborah Cotton-not present

      Stephen MacDonald-not present

      Ms. English Braga noted a lot of these folks do not have the capability to use Zoom, the group has been meeting via Zoom. Mr. Patterson noted Housing Authority Facility does not have the connectivity, this is not very fair and may not allow the Select Board to pick the right person, he suggested putting this over to the next meeting. Ms. English Braga does not feel it is fair, cutting out folks who may have valuable insight. The Falmouth Housing Authority is also meeting via Zoom. Ms. English Braga suggested giving opportunity to these individuals at the next in person meeting and ask if they are able to get assistance to access meetings via internet.

   b. Commission on Disabilities –
      Meghan Lino
      She would like to help advocate for others with disabilities and try to get projects done to help the disabled in Town.

      Ms. English Braga motion approval to a term ending 6/30/24. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

   c. Cultural Council –

      Ilene Karnow
      Ms. Karnow served on a Cultural Council in Lawrence, found it rewarding, she is a former grant writer.

      Ms. English Braga motion approval to term ending 6/30/24. Second Mr. Patterson. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

      Carrie Fradkin
      Ms. Fradkin is an artist, teacher, and graphic designer and would complement skill sets of others on the committee. She would like to promote the arts and science. VIPS volunteer.

      Scott Price motion approval to 2024. Second Ms. English Braga. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

      Marlene Bohn
      Ms. Bohn thinks it is important to provide grants to wide, diverse group of people and provide grants that will benefit diverse group of people. Important to provide access to arts and sciences to underserved

populations. The Council is provided money from the State to then gives grants, they welcome the Town sending money to them as well. There will be a 6-week window where people can apply for grants, they are then reviewed (250-750), this year due to COVID-19 there is a big need for operating funds for artists, people haven't been able to go to venues to get their art out there.

Ms. English Braga motion approval term ending 6/30/24. Second Dr. Taylor. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

d. Zoning Board of Appeals –

Gerald Potamis
Mr. Potamis noted he was in front of the Select Board recently and has nothing to add.

D. Scott Peterson
Lifelong Falmouth resident, built 5-6 homes in the 1980's, then moved into waste management. He can bring a balanced overview of the process. He had 18 energy from waste facilities around the U.S., retired recently and he would be a benefit to the ZBA.

Susanne Murphy
New full-time resident, left Zoning Board in Walpole, did Planning Board for three years. She has expertise in zoning, and other committees. She would like to give back to Falmouth. She watched a few meetings online, May, June, and July.

Dr. Taylor nominated Mr. Petersen as alternative position ending 6/30/26. Mr. Patterson second. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

Mr. Patterson motion to appoint Mr. Potamis as alternate position ending 6/30/24. Second Ms. English Braga. Roll Call Vote: Patterson aye. English Braga aye. Scott Price aye. Taylor nay. Brown nay.

Ms. English Braga asked Ms. Murphy to keep her eyes out for openings that come up, she has significant experience.

5. Vote to adopt five-year strategic plan FY2022 – FY2026 **(10 minutes)**
Mr. Patterson noted they didn't talk about the AAA bond rating and need to be aware of the big risks. The financers award this rating, not the citizens. He would like leadership from the Town management.

Doug Brown felt it is great we have the AAA bond rating, but there are needs and services impending upon us that may affect that rating. The $4 million will go quickly because it pays 40 units. Suggested doing an assessment of Town properties that may be developed and create a development.

Ms. English Braga said that the Select Board creates a priority/project/initiative and the Select Board updates the Strategic Plan each year. We can't allow ourselves to lock into the mindset we can't go beyond that, but she feels it is project specific. It is the Select Board's role to say this is what we want with this piece of it, Mr. Suso will execute to the best of his abilities, what the Select Board directs him to do and the policy the Select Board sets. All affordable housing stakeholders will have a say in using the $4 million. Coastal Resiliency is similar, the Select Board makes the decision.

Dr. Taylor agrees with Mr. Patterson, there is a commitment on the part of the Town for affordable housing, she wants to have a conversation in a year about what was done with the $4 million. Coastal Resiliency, we have $170,000 sitting there, why not get someone to look at what needs to be done to address it. She would like to see how quickly the Town gets something done with the $4 million.

Mr. Suso noted it starts with setting money aside and the $4 million is not committed at this time. Working on the Emerald House options.

Improving permitting access. Doug Brown would like to have a line on improving the permitting environment so people have a better sense of what it will take to permit in Falmouth. Third party review of engineering plans is cumbersome and some confusion by the applicants and engineering regarding guidelines of review and project development re: subdivisions. He would like to impart the idea that the Town wants to be more helpful to developers. Improve permitting environment to be more user-friendly to the applicant.

Ms. English Braga may not want that exact working, want to be careful not say pro-business, but understands that Doug Brown is looking for language to show that we have a place that is user-friendly. Mr. Suso and Mr. McConarty could develop a broader concept.

Mr. Suso asked if the Select Board is willing to adopt the plan as edited.
Dr. Taylor Motion to adopt the plan as amended. Second Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

6. Discussion on streamlining Select Board agenda **(10 minutes)**
Doug Brown took this from comments by Dr. Clark, some items on the Select Board agenda are things that could be done by staff. Ideas: beach weddings, some smaller events, other suggestions to remove. Perhaps utility easements in roadways.

Ms. English Braga would like insight from Atty. Duffy regarding what the Select Board can offload. And if they offload something, there needs to be a mechanism that the public sees what it is. Some have to have a public hearing such as utility easements.

Mr. Suso will take it up.

Ms. English Braga asked that folks who volunteer for the town are placed high up in the agenda.

Dr. Taylor would like to see presentations moved earlier. The new checklist form the special events working group, it is included in the packet, Dr. Taylor much prefers that. They do not need the emails with the conversation thread.

Mr. Patterson noted committee reports should have a certain time limit.

7. Discussion on future grant funding
How do we identify grants and who is in charge for applying. Are we missing opportunities for grants?

Ms. Scott Price asked if he is talking about any grants anyone can apply for.

The email filter is excluding those emails.

Ms. English Braga would like to know what department heads do to capture those grant opportunities.

Mr. Suso expects department heads to monitor grants in their field. Many are members of list servers with colleagues throughout the State. Some are more aggressive than others in seeking grants out. Many have unintended strings attached, they become unwieldly with regard to administrative and reporting requirements that become time consuming. What is being offered, timetable, what the local match is, may not be in budgeted funds for the Town's priorities.

Doug Brown asked if they should hire someone to scour the internet for grant opportunities. The most successful communities are the ones that have folks with experience to work with their colleagues and work experience with the grants that are more worthy and helpful.

Ms. Scott Price suggested possibly a part time person to help with the grants.

The soon-to-be-filled Deputy Director position could assist Mr. McConarty in those areas as well.

Doug Brown noted Coastal Zone Management grants will be important to us, if they were to start with hiring someone they could begin there.

Mr. Patterson commented on coastal resiliency, it would be fundamental for the Select Board to adopt a plan, he does not know the Select Board's priorities on it.

Ms. English Braga would like to come back to this with input from Mr. Suso and department heads, would someone who is professional be appropriate, and ideas about how many grants the Town has taken advantage of.

8. Review and Vote to Approve Minutes of Meetings
Public Session –
May 24, 2021
Doug Brown commented critically on this, imperative to get the meeting minutes done sooner.

Scott price May 24, 1st page, #7 Sandra Faiman-Silva

Mr. Patterson motion to approve and release as corrected. Second Ms. English Braga. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye.

June 7, 2021

Mr. Patterson a lot of incoherent p. 8 under #8, not edited well and would like to have this reviewed again and back to the Select Board with a more complete and refined version. P. 7 include that in #6 -what does that mean?

Mr. Patterson will send an email to Mr. Suso…read through this, they were not well prepared.

9. Individual Select Board Members' Reports

Mr. Patterson noted the hearing on the machine gun range was useful.

10. Town Manager's Report

This past Tuesday the initial meeting of the Community Broadband Fiber Work Group meeting was held, consistent with the mission statement adopted by the Select Board.

Select Board receipt of Town Meeting articles; Warrant closes this Friday, September 3, 2021 at the end of business. Next Select Board meeting 9/13/21.

Scott Price asked about updates on Affirmative Action Coordinator position. Mr. Suso noted School finishing up on checking references.

Ms. English Braga motion to adjourn. Second Scott Price. Roll Call Vote: Ms. English Braga aye; Chair Brown, aye; Mr. Patterson, aye; Dr. Taylor, aye; Ms. Scott Price, aye. at 11:05 p.m.

Respectfully submitted,

Jennifer Chaves
Recording Secretary