

**TOWN OF FALMOUTH**  
**SELECT BOARD**  
**AGENDA**  
**MONDAY, FEBRUARY 24, 2025 – 5:30 P.M.**  
**SELECT BOARD MEETING ROOM**  
**TOWN HALL**  
**59 TOWN HALL SQUARE, FALMOUTH, MA 02540**

*The Select Board may discuss and vote appropriate action on any item listed on this Agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.*

**5:30 p.m. OPEN SESSION**

**5:30 p.m. EXECUTIVE SESSION**

1. M.G.L. c. 30A § 21(a)(3) To discuss strategy with respect to litigation (Falmouth Southerly, LLC) where discussion in an open session would have a detrimental effect on the litigating position of the Town
2. M.G.L. c. 30A § 21(a)(3) To discuss strategy with respect to litigation (PFAS Product Liability Class Action) where discussion in an open session would have a detrimental effect on the litigating position of the Town

**6:30 p.m. OPEN SESSION**

1. Call to Order
2. Pledge of Allegiance
3. Recognition
4. Announcements
5. Public Comment

**6:45 p.m. PUBLIC HEARINGS**

1. Fee Hearing – Discuss, consider and vote proposed Recreation Department fee changes for 2025 **(30 minutes)**

**7:15 p.m. BUSINESS**

1. Discuss and consider a draft charge document and a vote to approve the establishment of a Short-Term Rental Advisory Committee **(20 minutes)**
2. Discuss the Municipal Empowerment Act and consider drafting a letter of support **(15 minutes)**
3. Discuss and consider a vote to send a letter of endorsement to the Executive Office of Housing and Livable Communities (EOHLC) for the affordable housing project at 48 Benjamin Nyes Lane, North Falmouth **(10 minutes)**
4. Discuss and consider the approval of a letter to the Cape Cod Commission concerning a Conservation Restriction for 41, 59 and 48 Theater Drive and 0 Boxberry Hill Road **(10 minutes)**
5. Vote article recommendations for the April 2025 Annual Town Meeting **(10 minutes)**
6. Update and discuss non-compliant soils at John Neill baseball fields **(15 minutes)**

**8:35 p.m. CONSENT AGENDA**

1. Administrative Orders
  - a. Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy and Verizon New England, Inc. for permission to install 1 new JO pole on Ter Heun Drive to be

labeled 570/4-5 approximately 80' (feet) west of existing pole 570/4. This pole location is necessary for a new underground cable line from Eversource Station 933.

- b. Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy to install along Redwing Terrace two (2) new manholes 10114/035 and 10114/045. The installation of the 2 new manholes is to address the faulted section of Direct Buried cable along Pebble Lane and Redwing Terrace and install fault indicators.
- c. Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy to install on Pebble Lane two (2) new manholes 10114/055 and 10114/065. The installation of the 2 new manholes is to address the faulted section of Direct Buried cable and install fault indicators.
- d. Consider a vote to accept a donation in the amount of \$500.00 from Joan Tweedell to the Cultural Council Donation Account for Music at the Table
- e. Consider a vote to accept the Amendment to Water Easement and Drainage Easement at 64 Technology Park Drive from the Falmouth EDIC
- f. Consider a vote to opt in to Early Voting in Person for the May 20<sup>th</sup> Annual Town Election
- g. Consider a vote to approve the Solar Rooftop Lease with Solect Energy Development LLC for the Water Treatment Plant (650 Gifford Street)

**8:40 p.m. MINUTES**

- 1. Review and Vote to Approve Minutes of Meetings
  - a. Public Session – October 25, 2021 and February 10, 2025

**8:45 p.m. TOWN MANAGER'S SUPPLEMENTAL REPORT**

**8:50 p.m. SELECT BOARD REPORTS**

**9:00 p.m. ADJOURN**

Nancy Robbins Taylor, Chair  
Select Board