

TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, APRIL 28, 2025 – 6:30 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.

Present: Nancy Robbins Taylor, Chair; Edwin (Scott) Zylinski II, Vice Chair; Douglas C. Brown; Heather M. H. Goldstone, Robert P. Mascali
Others present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager

1. OPEN SESSION

Call to Order: By Chair Nancy Robbins Taylor at 6:30 p.m.

Pledge of Allegiance: Led by Select Board

Recognition: Ms. Goldstone recognized the 250th Anniversary Committee, including Mr. Mascali, and all of those involved with the Lanterns & Lyrics celebration.

Mr. Mascali recognized the 250th Committee for their work and effort into the anniversary events.

Announcements: Ms. Goldstone announced that there will be the Opal Lee Walk on May 17th. This will be a preface to the Juneteenth celebration. That evening also is the Falmouth High Prom and After Prom.

Public Comment:

Craig Martin, Precinct 9, spoke about the proposed off leash areas in Town. He stated that he recognizes the need for a leash law due to potential bothersome dogs and enforcement and would prefer to see this over certain off leash areas.

2. COMMITTEE INTERVIEWS

a. Interview and consider a vote to appoint committee members

1) Veterans Council Committee: Brian Callanan

Motion by Mr. Mascali: To appoint Brian Callanan to the Veterans Council Committee.

Second: Ms. Goldstone.

Vote: Yes – 5 No – 0

2) Diversity, Equity, Inclusion and Belonging Committee: Jim Newman

Motion by Ms. Goldstone: To appoint Jim Newman to the Diversity, Equity, Inclusion and Belonging Committee through June 30, 2027. Second: Mr. Mascali.

Vote: Yes – 5 No – 0

3) Short-Term Rental Advisory Committee: Dan Gessen, Kara Foley, Thomas S. Crane, Elizabeth Klein, Anne Pride, Kelly McKeon, Charles T. McCaffrey

The Board interviewed three of the potential Short-Term Rental Advisory Committee members.

The Board agreed to table a decision on this matter to see if additional applicants would arrive to be interviewed later in the meeting.

3. PUBLIC HEARINGS

a. Shade Tree Hearing - on application of The 300 Committee for the removal of one (1) Pitch Pine and one (1) Red Oak. Trees will impact sight line of the new parking lot construction on Quaker Road opposite Highland Ave.

Mr. Zylinski read and opened the hearing at 6:51pm.

Jeremiah Pearson, Tree Warden, explained that these two trees have been identified as problematic trees for sightline issues in terms of the plot plan for the upcoming parking lot for The 300 Committee. Both trees are border trees and have been extremely cut back due to utility line work. His suggestion is to remove the trees and plant two new trees in a better spot on County Road.

Ms. Goldstone suggested a 2:1 planting ratio, as the newer plantings will be much smaller than the ones proposed to be removed. Mr. Pearson agreed that four trees could be planted.

Raymond Glass, 702 Quaker Road, stated that he and other neighbors have reviewed the site. He is not against removing the trees but does not believe that this will help with the sightlines. There is a small earthen rise in this area that may more so obstruct this sightline.

Motion by Ms. Goldstone: To close the hearing. Second: Mr. Mascali.

Vote: Yes – 5 No – 0

Jessica Whritenour, Executive Director of The 300 Committee, explained that Tom Bunker was hired to identify the best location for public safety for vehicles entering and exiting, while minimizing natural resource disturbance along the frontage. All information was submitted to the DPW Engineering Division when the driveway permit was applied for. The Engineering Division conducted a site visit and identified these two trees. The permit approval process included a review of Tom Bunker's information.

Motion by Ms. Goldstone: To approve the removal of one pitch pine and one red oak, as the trees will impact the sightline of the new parking lot construction on Quaker Road

opposite Highland Ave, with an amendment to the proposal to plant four replacement trees in another location along County Road. Second: Ms. Taylor.

Vote: Yes – 5 No – 0

b. Shade Tree Hearing - on application of the Town Engineer for the removal of five (5) Littleleaf Linden trees to accommodate the project to widen the intersection at Scranton Ave. and Main St.

Mr. Zylinski read and opened the hearing at 6:59pm.

Mr. Pearson explained that the root systems for the trees proposed to be removed have been deeply impacted by the construction in this area. The trees are likely unstable and removing them would allow for replanting of trees to make the area more aesthetically pleasing. These are public trees, not within the Town right of way.

Ms. Goldstone stated that this will lead to the loss of 50' tall important pollinator trees and she would like to see a planting plan in addition to these five ornamentals proposed to be replanted. Mr. Pearson stated that supplemental plantings will be proposed.

Motion by Mr. Mascali: To close the hearing. Second: Mr. Brown.

Vote: Yes – 5 No – 0

Motion by Mr. Mascali: To approve the application of the Town Engineer for the removal of five little leaf Linden trees to accommodate the project to widen the intersection at Scranton Ave. and Main St. Second: Mr. Brown.

AMENDMENT by Ms. Goldstone: To include a supplemental planting plan to account for the carbon and pollinator resources lost with these trees. Second: Mr. Brown.

Vote: Yes – 5 No – 0

c. Consider a vote to approve applications submitted by Megansett Circle, Inc. d/b/a Daily Brew for an Entertainment License and a Sunday Entertainment License to be exercised at 412 North Falmouth Highway, North Falmouth

Mr. Zylinski read and opened the hearing at 7:04pm.

Attorney Kevin Klauer, representing the applicant, explained that his clients, owners of the Daily Brew, are seeking a Common Victualler License and an Entertainment License for the location of 412 North Falmouth Highway. In terms of the Entertainment License, he explained that the Daily Brew is intending to purchase the Silver Lounge location, which recently ceased operations. The Daily Brew is a coffee shop and restaurant, primarily serving breakfast and lunch. They are applying for an Entertainment License as their intent is to have 1-2 musicians providing indoor entertainment only, as presently occurs at their Cataumet location. He noted that the Cataumet location will be closed, and the entirety of the operation will be relocated to the North Falmouth Highway location. The proposed hours run from 10:00 AM-10:00 PM, as his

clients intend to hold occasional special events or dinner services. The Silver Lounge has held an Entertainment License in this location for many years and has been the site of a restaurant since 1938.

Mr. Mascali asked about the hours of operation, as shown on the application, of 10AM-12AM. Attorney Klauer explained that most applications tend to go a bit outside of the normal operating hours. His clients intend on mostly breakfast and lunch service, with occasional special events. The intention would be to be able to host small events into the evening with music as needed.

Mr. Zylinski asked about the number of parking spaces on site. Attorney Klauer stated that there are approximately 80 spaces.

Mr. Mascali noted that the license application materials mention hours of Sunday from 11AM-12PM. Attorney Klauer stated that this is an error.

Nancy Weaner Bisienere, 6 Winslow Road, stated that she had questions about the proposed use and parking that may expand from the lot.

Patrick Bennett, 27 Winslow Road, asked about the number of days per week proposed for entertainment. He also asked about outdoor entertainment plans. Attorney Klauer stated that there are no plans for outdoor entertainment at this time. The hours of operation are proposed to be early/midafternoon to early evening, with the ability to have special functions in the evening. The Entertainment License is requested for seven days of the week. There is a specific occupancy limit for the venue due, in part, to the parking.

Motion by Mr. Brown: To close the hearing. Second: Ms. Goldstone.

Vote: Yes – 5 No – 0

Motion by Mr. Zylinski: To approve the application submitted by Megansett Circle Inc., d/b/a Daily Brew. Second: Ms. Taylor.

AMENDMENT by Ms. Goldstone: To include hours of operation 10AM-12AM, Monday-Saturday, and 11:00AM-12AM on Sunday. Second: Mr. Zylinski.

Vote: Yes – 5 No – 0

4. BUSINESS

- a. Consider a vote to approve an application submitted by Megansett Circle, Inc. d/b/a Daily Brew for a Common Victualler License to be exercised at 412 North Falmouth Highway, North Falmouth

Motion by Mr. Zylinski: To approve the application by Megansett Circle, Inc. d/b/a Daily Brew for a Common Victualler License, as presented. Second: Ms. Goldstone.

Vote: Yes – 5 No – 0

b. Consider a vote to approve an application submitted by Seacoast Shores Association for a Change of Manager of its All Alcoholic Beverages Seasonal Club License to be exercised at 7 Farview Lane, East Falmouth

Mr. Renshaw stated that Seacoast Shores Association has a Seasonal All Alcoholic Beverages Club License to operate from April-November 30th, from 8:00 AM-12:00 AM, with Sunday hours from 10:00 AM-12:00 AM. There is a seating capacity for 127 guests. There are also Entertainment and Sunday Entertainment Licenses for this venue. A complete application was received in the Select Board Office on March 27th. A Town of Falmouth background check was completed on March 12th. The proposed manager listed several years of restaurant management experience on the application. Upon review of the application, there were no objections by the Police, Fire Rescue, or Health Departments. He recommended that the Board approve the application.

Motion by Ms. Goldstone: To approve the application by Seacoast Shores Association for a Change of Manager of its All Alcoholic Beverages Seasonal Club License, as presented.

Second: Mr. Zylinski.

Vote: Yes – 5 No – 0

c. Discuss and consider a vote to approve Falmouth Housing Trust (FHT) application to the Falmouth Affordable Housing Fund (FAHF) for \$25,000 in funding for pre-development costs for their affordable housing project located at 419 Waquoit Highway

Mr. Renshaw explained that the project is located at 419 Waquoit Highway and comprises a total of 3.8 acres. The project is a collaborative effort with The 300 Committee Land Trust Development, Housing Trust, and the Massachusetts Department of Recreation. Lot 1 of the project site is approximately 1.1 acres and the Trust plans to construct five single family homes for home ownership. Of those five homes, two will be deed restricted at 80% of the Area Median Income (AMI), one home will be deed restricted at 100% of the AMI, and two homes will be deed restricted at 120% of the AMI, all in perpetuity. There will be two 3-bedroom homes and three 2-bedroom homes. On September 9, 2024, the Select Board, as trustees of the Falmouth Affordable Housing Fund, approved funding in the amount of \$650,000 for construction of the five units. On January 21st of this year, the Trust submitted an application to the Falmouth Board Housing Fund requesting funding in the amount of \$25,000 for predevelopment costs. On February 26th of this year, the Trust met with the Falmouth Affordable Housing Fund Working Group which gave a favorable recommendation. On March 13th, the Town Manager's Office sent a memorandum to the Community Preservation Committee (CPC) with a positive recommendation. The CPC met on March 27th and gave their positive recommendation to the Select Board.

Attorney Laura Moynihan explained that this parcel was originally acquired by The 300 Committee in 2024 for open space and affordable housing. It was divided into 1.1 acres to be made available for housing, and 2.7 acres for open space. Part of the plan is to develop a trail system to connect to nearby parcels. The project has been through the Zoning Board and received its comprehensive permit. Road work will begin this week, and the site clearing is complete. The buildings will be solar and EV ready, along with features requested by the

Working Group such as wider doorways on the first floor for handicap accessibility. This is a tiered affordability project. The homes will be well below the current median sales price in Town, at approximately \$800,000, with families in the \$90,000-\$150,000 income range per household likely. The project's predevelopment costs included approximately \$62,000 for engineering and survey. Some environmental testing and remediation on the existing dwelling were needed, as it contained lead and asbestos, costing approximately \$26,000. The total predevelopment costs were \$107,000. There is a \$2.97M budget for the project between land acquisition, which the Affordable Housing Fund graciously gave the funds for, and building and structural, and soft costs. Since the last specs and bids came in, the costs have increased approximately 5%-7% and interest rates are close to 7% for construction financing. The project ended up being designed to subdivision standards, per Town requests, which was much more expensive. The project was also voluntarily upgraded to nitro advanced septic treatment systems and The 300 Committee donated \$125,000 to that effort. There is a philanthropy fundraising amount of \$590,000 and this \$25,000 will help a great deal to offset some of those costs.

In response to a question from Mr. Mascali regarding any additional costs to these homeowner's, Attorney Moynihan stated that there will be a Homeowner's Association. The Housing Trust will fund the first three years of inspection costs of the nitro systems for the homeowners in hopes of helping with the costs. There will likely be a nominal fee of approximately \$100/year to help with maintenance items around the development. Plowing and trash will be done by the Town.

Kim Fish, Housing Coordinator, stated that it is believed this project is worth the \$25,000 being requested.

Motion by Ms. Goldstone: That the Board, acting as Trustees of the Affordable Housing Fund, grant \$25,000 to the Falmouth Housing Trust for the predevelopment costs for the housing project located at 419 Waquoit Highway and authorize the Town Manager to execute the document setting forth the financial award to Falmouth Housing Trust.

Second: Mr. Brown.

Vote: Yes – 5 No – 0

d. Presentation and discussion regarding the establishment of a Cultural District

Alice Kociemba, Chair of the Falmouth Cultural Council, explained that the proposal is to establish Cultural Districts for Falmouth Village and Woods Hole. There are currently ten cultural districts on the Cape in six towns. The purpose of a cultural district is to shine a spotlight on the arts and culture of the area. Full-time artists do not make a livable wage, and this proposal will help to promote the arts and help the Town's individual artists and its nonprofits. Cultural districts increase economic vitality by marketing to cultural tourists. When people attend a cultural event, they often make an outing out of it. The Mass Cultural Council reports that 91% of cultural districts report a 1,300% increase in visits, and that 240 new businesses have opened. Studies have also shown that 77% of out-of-town visitors come specifically for a cultural event. She stated that her group met with Town Manager Renshaw on February 20th and received support from the Town Manager's Office. The group is now seeking a commitment from the Select Board with a resolution. This can then lead to community input meetings, assessing which community members live or work in the proposed district, and creating a partnership. She noted

that the other six Cape towns do not rely solely on volunteers, and she suggested that the Town invest in a full time Director of Cultural Affairs.

Mr. Brown stated that he attended a Mass Cultural Council meeting and suggested a District from Falmouth Arts Center to Highfield Hall. Ms. Kociemba agreed and noted that the way has to be navigable, not necessarily walkable.

Ms. Goldstone suggested a downtown District and incorporating all of Falmouth's cultural resources. Ms. Kociemba stated that one idea would be "in the loop" versus "out of the loop." This would allow the District to recognize those outside of the actual footprint.

Ms. Goldstone asked about the ratio of investment and resources to potential opportunities. Ms. Kociemba stated that, in Harwich, the District raises enough to support the artists. Falmouth's assets are vast.

e. Discussion of statement from the Diversity, Equity, Inclusion and Belonging (DEIB) Committee

Mananjo Jonahson, Chair of the DEIB, stated that, during these extraordinary, unprecedented times, the shared values of diversity, equity, inclusion, and belonging are also facing unprecedented challenges. National effort to dismantle DEI programs threaten the progress the Town has made, but it must remain steadfast in the commitment to fostering a welcoming and inclusive community for all. The Committee acknowledges and appreciates the actions that the Board has already taken to hold these values and the effort that has gone into making Falmouth a place where all residents, regardless of background, feel valued and safe. The Committee is acutely aware that immigrant communities, LGBTQ+ individuals, people with diverse religious backgrounds, those with disabilities, and other underrepresented groups, are increasingly under threat. The Committee commended the Town's efforts to support these populations. Now is not the time to retreat from these principles, but rather to reaffirm them. The Committee urged the Board to affirm its commitment to diversity, equity, inclusion, and belonging, in its decision-making processes and that the Town continue to actively support the dignity and rights of its residents, ensuring their voices are heard and their contributions valued.

The mission of the Falmouth Diversity, Equity, Inclusion, and Belonging Advisory Committee is to promote an equitable, just, and welcoming environment in Falmouth, where all feel included and respected. The Committee reviews Town policies, procedures, and programs through a DEIB lens and makes recommendations for improvement to the Select Board. It actively engages with Falmouth's Town government, community partners, school districts, residents, and visitors to achieve this goal. It welcomes all to share any DEIB related concerns with the Committee and suggests resources and support as needed. It is committed to fostering a safe and respectful space where all are welcome to exchange ideas, share information, and participate in making Falmouth a community that recognizes and embraces the inherent worth and dignity of all people. Falmouth has worked hard to become a Town where everyone belongs. This is not a time to step back. The Committee stands ready to support the Select Board in maintaining and strengthening this commitment, ensuring that Falmouth remains a place where all people are welcomed, valued, and respected.

Ms. Goldstone thanked the DEIB Committee for its work and the statement made. She asked if there are other ways to get this message out to residents and visitors.

The Board thanked the Committee and expressed its support.

f. Consider a request from Fast Signs Cape Cod for a variance to Sign Code 184-18C: Measurement of Sign Area, for Haven Marina, 366 Menauhant Road, East Falmouth

Mr. Renshaw explained that Fast Signs Cape Cod applied on behalf of the property owner, Green Pond Holdings LLC, for a sign permit on February 19th. A variance is requested for a sign, located on the right side of the Haven Marina building, which is not illuminated. According to the applicant, the logo sign dimensions exceed the permissible height dimension of 36” as there are three pieces of the sign, two of which are 24” and one of which is 7” for a total of 55” in height. The logo is to be mounted and set back from the roadway over 75’.

Mark Conley, owner of Fast Signs Cape Cod, explained that the Haven Marina side of the sign is 36” high which is in compliance. The logo is aesthetically pleasing and was designed to look like a helm and an anchor. The top pieces of the sign are 7”, adding a bit of dimension. The sign needs to be a bit larger due to the setback of the building. The sign does not interfere with the area or any abutters. The sign will not be illuminated and consists of letters that are stud mounted.

Motion by Ms. Goldstone: To approve the application from Fast Signs Cape Cod for a variance to Sign Code 184-18C: Measurement of Sign Area, for Haven Marina 366 Menauhant Road, East Falmouth, as presented. Second: Mr. Zylinski.

Vote: Yes – 5 No – 0

g. Consider the request from John Wesley United Methodist Church for a waiver of the special event permit fee for the Sunday Beach Services on Sundays from 7/6/25 - 8/3/25 (except 7/13 and 8/17)

Mr. Renshaw explained that the John Wesley United Methodist Church has requested a reduction of the permit fees associated with this event, similar to the reduction provided over the past nine years by the Board. This reduction results in a \$262.50 reduced permit fee. He recommended that the Board approve this fee reduction request as it has done the past.

Motion by Mr. Mascali: To approve of the special event permit fee for the Sunday Beach Services on Sundays from 7/6/25 - 8/3/25. Second: Mr. Zylinski.

Vote: Yes – 5 No – 0

h. Consider approval of a Second-Hand Dealer License Renewal for Cape Cod Gold & Silver Coin located at 424 Main Street, Falmouth

Mr. Renshaw explained that the request is to consider approval of a Second-Hand Dealer License Renewal for Cape Cod Gold & Silver Coin. The applicant had a significant health issue which

made it difficult for him to submit the application materials in a timely fashion. Cape Cod Gold & Silver Coin has been licensed as a Second-Hand Dealer at 424 Main Street for more than 15 years. He recommended that the Board approve the Second-Hand Dealer License Renewal for Cape Cod Gold & Silver Coin, as presented.

Motion by Ms. Goldstone: To approve, as an administrative matter for a long standing business, the application for renewal of the Second-Hand Dealer License Renewal for Cape Cod Gold & Silver Coin, as presented. Second: Mr. Zylinski.

Vote: Yes – 5 No – 0

The Board recognized Charles McCaffrey regarding the earlier agenda item about appointments to the Short-Term Rental Advisory Committee.

The Board discussed appointments to the Short-Term Rental Advisory Committee.

Motion by Ms. Goldstone: To appoint Elizabeth Klein to the Short-Term Rental Advisory Committee. Second: Ms. Taylor.

Vote: Yes – 5 No – 0

Motion by Mr. Mascali: To appoint Thomas S. Crane to the Short-Term Rental Advisory Committee. Second: Mr. Brown.

Vote: Yes – 3 No – 2

5. CONSENT AGENDA

a. Licenses

1) Consider the request from Landfall, Inc. d/b/a Landfall Restaurant, 9 Luscombe Avenue, Woods Hole, to extend its Seasonal All-Alcoholic Common Victualler License until January 2, 2026

2) Consider a vote to approve an application by Markantonis Restaurant Group, Inc. located at 117 Main Street, Falmouth for a Change of d/b/a for its All-Alcoholic Beverages Restaurant License

3) Consider a vote to approve an application for a Special One-Day Wine and Malt Liquor License – Gray Matter Marketing - Cape Cod Brew Fest - Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth - Saturday, 9/20/25 from 2:00 p.m. to 5:30 p.m.

4) Consider a vote to approve an application for a Special One-Day Wine and Malt Liquor License - Lupus Foundation of New England - Cape Cod Food Truck & Craft Beer Festival - Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth - Saturday, 8/16/25 from 11:00 a.m. to 5:00 p.m.

5) Consider a vote to approve three (3) Special One-Day Wine and Malt Licenses - Fresh Pond Holy Ghost Society, 408 Carriage Shop Road, E. Falmouth -

Sunday, 6/8 from 12:00 pm. to 6:00 p.m.; Saturday, 6/28 from 4:00 p.m. to 10:00 p.m. and Sunday, 6/29 from 12:00 p.m. to 6:00 p.m.; and Saturday, 8/16/25 from 2:00 p.m. to 10:00 p.m.

6) Consider a vote to approve a Special One-Day Wine and Malt Beverages License for the West Falmouth Library-Annual Garden Party, 525 West Falmouth Highway, West Falmouth - Saturday, 6/14/25 from 6:00 p.m. to 8:00 p.m.

7) Consider a vote to approve a Special One-Day Wine & Malt Beverage License for the West Falmouth Library-Art Show Opening, 525 West Falmouth Highway, West Falmouth - 8/13/25 from 5:00 pm to 8:00 pm.

b. Administrative Orders

1) Approve warrant for the annual town election on May 20, 2025

2) Consider a vote to approve a request from the Master Gardener Association of Cape Cod for a variance to Sign Code 184-30: Movable, portable, or mobile signs D (1) (a), for the placement of five off- premises promotional signs for plant sale at Cape Cod Fairgrounds on 5/17/25

3) Consider a vote to amend the charge for the East Falmouth Library Building Advisory Committee

This item was held for additional discussion.

4) Consider a vote to approve an intermunicipal agreement for the sale of surplus intermediate oyster seed from Falmouth to the Town of Yarmouth

5) Consider a vote to authorize Marine and Environmental Services to file a 2025 Seaport Economic Council Grant Application

This item was held for additional discussion.

6) Consider a vote to appoint the Planning Board's nominee, Charlotte Harris, as its representative member of the Short-Term Rental Advisory Committee

7) Consider a vote to appoint the Falmouth Chamber of Commerce's nominee, Peg Ekholm, as its representative member of the Golf Advisory Committee

Motion by Mr. Zylinski: To approve the Consent Agenda, with the exception of Administrative Items 3 and 5. Second: Mr. Mascali.

Vote: Yes – 5 No – 0

Regarding Administrative Item #3, Ms. Goldstone stated that the goal of this was to expand the membership, but she did not see a change in the numbers per the submitted mission. Mr. Johnson-Staub stated that it was an error that this was not incorporated. He suggested amending

the language. Ms. Taylor requested that this be sent back to the Committee to make the associated changes.

Regarding Administrative Item #5, Ms. Goldstone asked for additional details regarding the proposed renovation to the Harbor Master's Office. Mr. Renshaw stated that additional details can be obtained. The Board agreed to hold off on this until its next meeting.

6. MINUTES

- a. Review and vote to approve minutes of meetings: Public Sessions - March 24, 2025 and April 7, 2025

Motion by Ms. Goldstone: To approve the meeting minutes of March 24, 2025; and April 7, 2025. Second: Mr. Zylinski

Vote: Yes – 4 No – 0 Abstain - 1

7. TOWN MANAGER'S SUPPLEMENTAL REPORT:

- Mr. Renshaw provided an update with regards to the Trotting Park youth baseball fields. A community forum is scheduled for May 22nd at 6:30pm with the licensed site professional and the individual responsible for preparing the risk assessment report, along with the DPW Director. This information will be posted on the Town website.
- Mr. Johnson-Staub stated that, regarding the Great Pond sewer service area, Town Meeting approved \$60M for the project. The Town has been included on the Massachusetts Clean Water Trust's Intended Use Plan, meaning that it has secured funding for the 0%-2% interest loan. As the Town's project is included this year, it is assured of funding for the \$50M and eligible for the remaining amount toward the entire project, approximately \$5M. Falmouth is in the 95%-100% of State Median Income and thus qualified for a loan with a subsidy of 3.3%.

8. SELECT BOARD REPORTS

- Ms. Goldstone stated that, in addition to 250th anniversary event, she attended a moving Holocaust remembrance event at Falmouth Jewish Congregation.
- Mr. Zylinski stated that he attended the CCMPO meeting today, his last as a sitting Board member. Mr. Brown stated that he has an interest in potentially attending future meetings.

9. ADJOURN

Motion by Mr. Mascali: To adjourn at 8:44pm.

Second: Ms. Goldstone.

Vote: Yes – 5 No - 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary