



Town of Falmouth Select Board
Regular Meeting

Monday, November 3, 2025, 6:30 PM
Select Board Meeting Room
Town Hall
59 Town Hall Square, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Recognition
- d. Announcements
- e. Public Comment

2. CONSENT AGENDA - 6:35 PM

- a. Licenses
 - 1) Consider a vote to approve an application by Cape Cod Winery for a Special One-Day Agricultural Liquor License to be executed at Mahoney's Garden Center, 958 East Falmouth Highway, for an agricultural event, "Merry & Bright," on November 13, 2025, from 4:00 pm to 7:00 pm.
 - 2) Consider a vote to approve the application by Falmouth Theatre Guild for two Special One-Day All Alcoholic Beverages Licenses to be located at Highfield Theater, 58 Highfield Drive, Falmouth, on the weekends of December 12th through 14th and 19th through 21st.
 - 3) Consider a vote to approve a request to change the date of a Special One-Day Wine & Malt Beverages License issued to West Falmouth Library, 575 West Falmouth Highway, for a Fall Wine Tasting dated October 29, 2025, to November 12, 2025, due to illness of the presenter.
- b. Administrative Orders
 - 1) Consider a vote to approve a request from the Falmouth Cultural Council to apply to the Arts Foundation of Cape Cod (AFCC) for a grant in the amount of \$5,000 and to the Rotary Club of Falmouth, Cape Cod for a grant in the amount of \$1,000
 - 2) Consider a vote to approve the request by Highfield Hall & Gardens for a Sign Variance to place a holiday sign at the corner of Depot Avenue and North Main Street for Annual Holidays at Highfield to be displayed from date of approval through December 15, 2025

3. BUSINESS - 6:40 PM

- a. Report - Board of Library Trustees **(15 minutes)**
- b. Report - Agricultural Commission **(15 Minutes)**
- c. Fiscal Year 2027 Operating Budget Policy **(15 minutes)**

- d. Consider a vote to approve the solar carport canopy Notice of Lease (NOL) and Lease Agreement with Solect Energy Development LLC for the Falmouth High School Lot C (Teacher Lot at 1200 Gifford St. EXT) **(10 minutes)**
 - e. Consider a vote to approve the Notice of Lease (NOL) and Lease Agreement with Solect Energy Development LLC for the solar carport canopy at North Falmouth Elementary School (62 Old Main Rd) **(10 minutes)**
 - f. Discuss the requirements and necessary resources for implementing a residential property tax exemption **(25 minutes)**
 - g. Discuss the requirements and potential benefits of implementing a Water Infrastructure Improvement Fund (WIIF) **(25 minutes)**
 - h. Discuss and consider a vote to approve an application to the Falmouth Affordable Housing Fund from Michael Galasso, 4 Sandwich Road, LLC regarding the project located at 4 Sandwich Road **(15 minutes)**
 - i. Presentation and discussion on the ClearPoint Strategy strategic plan and capital project status tracking platform **(10 minutes)**
 - j. Discuss the Town of Brewster's Preschool Family Support Program **(15 minutes)**
 - k. Update on police station site location process **(5 minutes)**
- 4. TOWN MANAGER'S SUPPLEMENTAL REPORT - 9:20 PM**
 - 5. SELECT BOARD REPORTS - 9:25 PM**
 - 6. FUTURE AGENDA ITEMS - 9:30 PM**
 - 7. ADJOURN - 9:35 PM**

Robert P. Mascali, Chair
Select Board

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.