



Town of Falmouth Select Board

Regular Meeting

Monday, December 1, 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) Discuss and consider a vote to approve the application by Aquatic Brewing, LLC for a Change of Manager to its Farmer Brewery Pouring License located at 661 Main Street, Unit A, Falmouth
 - 2) Discuss and consider the application by Bad Martha's Brewery, LLC, for a Change of Manager for its Farmer Brewery/Farmer Winery Pouring Licenses located at 876 East Falmouth Highway
 - 3) Consider a vote to approve the application by West Falmouth Library at 575 West Falmouth Highway for a Special Wine & Malt Beverages License on December 5, 2025, from 6:00 pm to 8:00 pm for the Annual Tree Lighting
- b. Administrative Orders
 - 1) Consider a vote to accept a donation of material and labor for Matt Sousa parcel dirt roadway
 - 2) Consider a vote to authorize the Coastal Resilience Division (DPW) to submit a grant application to the MA Executive Office of Energy and Environmental Affairs (EEA) for an MVP 2.0 grant AND sign a Letter of Commitment in support of the grant application
 - 3) Consider a vote to accept a donation from the Marino Foundation to the Falmouth Fire Rescue Department in the amount of \$500.00

3. COMMITTEE INTERVIEWS - 6:40 PM

- a. Interview and consider a vote to appoint committee members:
 - 1) Energy Committee - Miles O'Brien
 - 2) Freshwater Ponds Advisory Committee - Matthew Long

4. PUBLIC HEARINGS - 6:45 PM

- a. Hearing to discuss, consider and vote proposed changes in fees for 2026 **(15 minutes)**
- b. Hearing to consider whether to enact a regulation that creates a new class of license, the annual General On-Premises Arts & Cultural License, and to further establish the license fees for immediate effect. **(10 minutes)**
- c. Consider the request to name the Green Pond Bridge for Sgt. Joshua Tipton **(10 minutes)**

5. BUSINESS - 7:20 PM

- a. Report - Community Preservation Committee **(15 minutes)**
- b. Report - Waterways Committee **(15 minutes)**
- c. Report - Beach Committee **(15 minutes)**
- d. Receive and discuss an update on the Surf Drive beach nourishment feasibility study **(25 minutes)**
- e. Discuss and Consider vote to approve Request for Proposals (RFP) for Audit Services **(10 minutes)**
- f. Consider vote to execute a lease and management agreement for the golf facilities at the Falmouth Country Club located at 630 Carriage Shop Road to Soundview Golf, LLC **(15 minutes)**
- g. East Falmouth Library Design Update **(15 minutes)**
- h. Announce April 2026 Annual Town Meeting schedule **(5 minutes)**
- i. Discuss and consider voting the 2026 Select Board meeting calendar dates **(5 minutes)**
- j. Consider a vote to approve non-union wage rates **(10 minutes)**
- k. Proposed FY27 Operating Budget Presentation **(20 minutes)**

6. MINUTES - 9:45 PM

- a. Review and consider a vote to approve minutes of meetings: October 27, 2025; November 3, 2025; November 13, 2025 and November 17, 2025

7. TOWN MANAGER'S SUPPLEMENTAL REPORT - 9:50 PM

8. SELECT BOARD REPORTS - 9:55 PM

9. FUTURE AGENDA ITEMS - 10:00 PM

- a.
 - Discuss Seasonal Communities designation
 - Discuss placement of Conservation Restrictions on remaining Long Pond parcels
 - Discuss correspondence and media inquiry policies
 - Discuss retail cannabis dispensary license
 - LGBTQ+ Sanctuary Town
 - Discuss walkability improvements
 - Discuss creation of a Conservation Land Survey/Database
 - Hear an update and discuss the Joint Base Cape Cod Master Planning Process
 - Discuss community forum on ICE/immigration issues

- Discuss current Town website functionality and potential redesign
- Discuss 10-year spend on consultant fees
- Debt forecast discussion with Finance Committee
- Discuss petitioning the State Legislature for changes to Chapter 40B law

10. ADJOURN - 10:05 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.