



Town of Falmouth Select Board
Regular Meeting

Monday, December 15, 2025, 6:00 PM
Select Board Meeting Room
Town Hall
59 Town Hall Square, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:00 PM

2. EXECUTIVE SESSION - 6:00 PM

- a. M.G.L. c.30A s.21(a)(3) – to discuss strategy with respect to collective bargaining – New England Police Benevolent Association, Local 61 (Police Sergeants)

3. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Proclamation - Falmouth Fund's 15-Year Anniversary
- d. Recognition
- e. Announcements
- f. Public Comment

4. CONSENT AGENDA - 6:35 PM

- a. Licenses
 - 1) Consider approval of annual license renewals for 2026
 - 2) Consider approval of an application by Woods Hole Golf Club at 130 Quissett Avenue for a Change of Officers for its All Alcoholic Beverages Club License
- b. Administrative Orders
 - 1) Consider the approval of the North Falmouth Woods Phase 2 Conservation Restriction
 - 2) Consider a vote to approve the request for a variance to Sign Code §184-25 Freestanding Signs from J & J Sign Company on behalf of the First Congregational Church of Falmouth at 68 Main Street to replace the existing sign at the rear of the property on Katharine Lee Bates Road

5. PUBLIC HEARINGS - 6:45 PM

- a. Tax Classification Hearing (**15 minutes**)

6. BUSINESS - 7:00 PM

- a. Update on the implementation of plastic reduction regulations - Scott McGann, Health Agent (**10 minutes**)

- b. Consider a vote to conditionally approve a conservation restriction for 0 Drift Road **(10 minutes)**
- c. Report - Historical Commission **(15 minutes)**
- d. Report - Water Quality Management Committee **(15 minutes)**
- e. Youth Baseball Field Project Update **(15 minutes)**
- f. Presentation and discussion of Affordable Housing Tax Exemption for Year-Round Rental Properties **(20 minutes)**
- g. Consider a vote to approve preliminary design of the East Falmouth Library for submission to the Massachusetts Public Library Construction Program for the purpose of securing a grant for construction **(15 minutes)**
- h. Discuss and consider a vote to approve an application to the Falmouth Affordable Housing Fund from 85 Brick Kiln, LLC for the project located at 85 Brick Kiln Road **(15 minutes)**
- i. Discuss and consider a vote to transmit to the Finance Committee the recommended FY2027 Operating Budget **(15 minutes)**
- j. Consider a vote to submit a letter to the Governor's Office in support of the Rail to Trail bicycle path project **(10 minutes)**

7. MINUTES - 9:20 PM

- a. Review and consider a vote to approve minutes of meetings: October 27, 2025 and December 1, 2025

8. TOWN MANAGER'S SUPPLEMENTAL REPORT - 9:25 PM

9. SELECT BOARD REPORTS - 9:30 PM

10. FUTURE AGENDA ITEMS - 9:35 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

11. ADJOURN - 9:40 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.