TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, MARCH 23, 2026 – 6:00 P.M.
OLD SILVER/SURF DRIVE PROGRAM ROOM
SENIOR CENTER
780 MAIN STREET, 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: Robert P. Mascali, Chair; Heather M. H. Goldstone, Vice Chair Douglas C. Brown; Colin W. Reed; Jack Richardson
Others present: Mike Renshaw, Town Manager; Maura O'Keefe, Town Counsel

1. OPEN SESSION

The Board was called into Open Session at 6:00 P.M.

2. EXECUTIVE SESSION

a. M.G.L. c. 30A s. 21(a)(3) - to discuss strategy with respect to litigation (Opioid litigation settlement)

Motion by Mr. Brown: To enter into Executive Session per M.G.L. c. 30A s. 21(a)(3) - to discuss strategy with respect to litigation (Opioid litigation settlement) if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Second: Dr. Goldstone
Roll Call Vote: Richardson – aye; Brown– aye; Mascali - aye; Reed – aye; Goldstone – aye; Yes – 5 No – 0

3. OPEN SESSION

Call to Order: By Chair Robert P. Mascali at 6:30 p.m.

Pledge of Allegiance: Led by Select Board

Proclamation:
1) Arbor Day Proclamation: Mr. Richardson read the Proclamation into the record.

Recognition: None at this time.

Announcements: Mr. Mascali announced that, with regard to Agenda Item 7e: Discuss a revised ICE and immigration enforcement position statement, the Board will not be taking public comment this evening. There will be time for public comment on this item at a future meeting.

Mr. Mascali announced that the members of the Select Board, having reviewed the final groundwater discharge permit issued to Falmouth Southerly, LLC, to operate a wastewater treatment facility at 375 Sandwich Road, have decided that it is not in the best interest of the Town to pursue an appeal. The final permit takes into consideration the comments from the Town and incorporates provisions requested by Amy Lowell, Wastewater Superintendent. The final permit is consistent with the terms and conditions of the settlement that was negotiated by the Falmouth Zoning Board of Appeals, resulting in a modified comprehensive permit for the 40B development. The Board has come to this decision in light of the challenges that the Town faces both financially and environmentally in seeking to ensure the continued viability of Great Pond. The Town is under a legal mandate to systematically denitrify its waterways and embayments. Meeting the regulatory standards set out by DEP to protect the Town's natural resources will be a monumental undertaking, one that the Town takes seriously. Against this backdrop, the Town is also committed to creating affordable housing and is often constrained by the provisions of Chapter 40B in trying to achieve this goal. Here, the Zoning Board of Appeals worked within these significant constraints to forge a sensible agreement that allows for the creation of affordable housing while still making every effort to reduce the impact that this project will have on the Great Pond watershed. This issue has highlighted that Chapter 40B continues to place onerous restrictions on the Town and other communities across the Commonwealth, and the Board encourages the State delegation to take steps to make sensible changes to the law. The Board hears the concerns of the community, especially the dissatisfaction with the allowable nitrogen loads in the final permit. However, the limits imposed by DEP conform to the State's regulations as well as to the provisions of the modified comprehensive permit. At no point will the Town cease its ongoing efforts to protect the Town's waterways, embayments, and the drinking water supply.

Town Manager's Report:
Police Chief Lourie introduced three of the Police K9s and explained that they are both Town and regional assets. The Board will be asked to accept some donations, as this program is able to be done outside the budget. The Department will be creating a 501-C foundation to raise funds for the program.

Mr. Renshaw explained that the Town submitted to the Massachusetts Emergency Management Agency its preliminary damage assessment, including a category called Snow Removal. Approximately $400,000 of the $797,000 of costs were under the category of Snow Removal which falls under the FEMA category of Snow Assistance. For Barnstable County, there needed to be a total cost for all municipalities of at least $1.2M and the costs far surpassed that. Unfortunately, there is a second threshold which FEMA requires for the total snow accumulations as reported by the National Weather Service. This fell short of the historic snowfall accumulation amounts by 0.6 inches. These are only preliminary indications, and staff is trying to gather some additional information. The DPW will be submitting some revised costs based on information regarding fuel costs incurred as a result of the storm events and some additional debris, tree removal, etc. costs.

Mr. Renshaw noted that Town meeting is on April 6th and the precincts are beginning to meet this week. The Warrant booklets were mailed out last week and typically delivered to all the local post office branches. Unfortunately, these booklets were sent out in one box and were delivered to Providence, RI. It looks as though some of the precincts will have to reschedule their meetings in order to leave time for the delivery of these booklets.

Mr. Brown noted that one lane of the Bourne Bridge will be closed Thursday from 9AM-5PM.

Public Comment: None at this time.

4. CONSENT AGENDA

a. Licenses

1) Consider a vote to approve an application by the Fresh Pond Holy Ghost Society for three Special One-Day Wine & Malt Beverages Licenses for the 126th annual Portuguese Festival to be held at 408 Carriage Shop Road, East Falmouth, on Sunday, May 24th from noon to 7:00 pm; the weekend of Saturday, June 27th, from 4:00 pm to 10:00 pm and Sunday, June 28th from noon to 7:00 pm; and Saturday, August 15th, from 2:00 pm to 10:00 pm, 2026.
2) Consider the application by West Falmouth Library, located at 575 West Falmouth Highway, for a Special One-Day Wine & Malt Beverages License, for a Spring Wine Tasting on April 15, 2026, from 6:00 pm to 8:00 pm for 45 guests.
3) Consider a vote to approve an application by Historic Highfield Inc., located at 56 Highfield Drive, Falmouth, for three Special One-Day Wine & Malt Beverages Licenses for Falmouth Jazz Concerts on Sunday, May 17, 2026; Sunday, June 7, 2026; and Sunday, July 12, 2026, all events from 4:00 pm to 6:00 pm.
4) Discuss and consider a vote to approve the application for a Second-Hand Dealer License by Coast Goldworks, LLC, 261 - C Main Street, Falmouth
5) Discuss and consider a vote to approve the application for a Second-Hand Dealer License by The Gilded Oyster, Inc., 155 Main Street, Falmouth
6) Consider a vote to approve applications for renewal of seasonal licenses pending issuance of 2026 Food Service Establishments Permits and Certificates of Inspection:

   Seasonal All Alcoholic Beverages Restaurant License, Common Victualler License, Entertainment License, and Sunday Entertainment License Landfall, Inc. d/b/a Landfall Restaurant, 9 Luscombe Avenue

   Seasonal All Alcoholic Beverages Restaurant License, Common Victualler License, Entertainment License, Sunday Entertainment License, and Pool Table License Falmouth Pier 37 Boathouse LLC d/b/a Pier 37, 88 Scranton Avenue

   ~~Seasonal All Alcoholic Beverages Club License, Common Victualler License, Entertainment License, and Sunday Entertainment License Seacoast Shores Association, Inc., 7 Farview Lane~~

This item was held for further discussion.

7) Consider a vote to approve the request by Landfall Restaurant, 9 Luscombe Avenue, for permission to extend its Seasonal All Alcoholic Beverages Restaurant License to January 2, 2027.

b. Administrative Orders

1) Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install 2 (two) new FO-ES poles to be labeled 1270/3 & 1270/4 with guy anchor and a New Handhole 1270/H4 and conduit in the Right of Way of Standpipe Hill Road. This pole location is necessary to provide electric service to 27 Standpipe Hill Road in connection with construction of a police radio system.

~~2) Consider a vote to approve the petition by NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY to remove the existing anchor guy from P323/6 and install a new 36" sidewalk anchor guy in the Right of Way of Robinson Road. This work is necessary to provide service to 87 Robinson Road, Falmouth.~~

This item was held for further discussion.

3) Consider a vote to accept a donation of services by Team Rubicon for the Beebe Woods Fire Mitigation Project

4) Consider a vote to approve a request from the Falmouth Police Department to accept a donation of veterinary services from Deer Run Veterinary Services for an amount up to $4,633.48 and an anonymous donation of $5,000 for the Police Department's K-9 program

5) Consider a request from the Diversity, Equity, Inclusion and Belonging Advisory Committee to increase its membership to 7 members

Motion by Mr. Richardson: To approve the Consent Agenda, with the exception of Licenses Item #6.c, and Administrative Order Item #2, as presented. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

4. CONSENT AGENDA

a. Licenses

6) Consider a vote to approve applications for renewal of seasonal licenses pending issuance of 2026 Food Service Establishments Permits and Certificates of Inspection:

Seasonal All Alcoholic Beverages Club License, Common Victualler License, Entertainment License, and Sunday Entertainment License Seacoast Shores Association, Inc., 7 Farview Lane

Dick Kelleher, resident of Seacoast Shores, stated that some of the neighbors are opposed to renewal of this license. Over the years, only 25% of neighbors are receiving a benefit from this license. This pay for play scheme shuts many people out. Seacoast Shores is an Environmental

Justice neighborhood. The exclusion of 75% of the neighborhood from the clubhouse is an abomination of a welcoming community. The deed in the charter for Seacoast Shores states that there should not be a liquor license. The request is to deny this item and hold a public hearing.

Town Counsel O'Keefe explained that the license has to be acted on within 30 days, or it is constructively granted. The decision of the Board would need to be based on the application itself, as the concerns addressed regarding the deed and liquor license are a private matter.

Mr. Richardson stated that the Board should delay this for a public hearing. Mr. Brown asked if the Board could deny the application before it without prejudice in order to allow the applicant to come before it at a public hearing with all of the documentation.

The Board tabled discussion on this topic to later in the meeting.

4. CONSENT AGENDA

b. Administrative Orders

2) Consider a vote to approve the petition by NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY to remove the existing anchor guy from P323/6 and install a new 36" sidewalk anchor guy in the Right of Way of Robinson Road. This work is necessary to provide service to 87 Robinson Road, Falmouth.

Mr. Brown asked if the sidewalk anchor guy will impede pedestrian traffic. Mr. Renshaw explained that the Town's Engineering Office reviewed the site plans and recommended approval.

Motion by Mr. Brown: To approve the Consent Agenda, Administrative Order Item #2, as presented. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

5. COMMITTEE INTERVIEWS - 6:40 PM

a. Interview and consider a vote to appoint committee member: Commission on Substance Use – Aubrey Wilsey

The Board interviewed Aubrey Wilsey.

Motion by Mr. Richardson: To appoint Aubrey Wilsey to the Commission on Substance Abuse with a term ending June 30, 2026. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

b. Interview and consider a vote to appoint committee members: Diversity, Equity, Inclusion and Belonging Advisory Committee
1) Ocean Eversley
2) Diana Manchester Barrett

The Board interviewed applicants to the Diversity, Equity, Inclusion and Belonging Advisory Committee

Motion by Mr. Reed: To approve the appointment of Ocean Eversley to the Diversity, Equity, Inclusion and Belonging Advisory Committee to a term ending June 30, 2026. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

Motion by Mr. Mascali: To approve the appointment of Diana Manchester Barrett to the Diversity, Equity, Inclusion and Belonging Advisory Committee to a term ending June 30, 2028. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

c. Interview and consider a vote to appoint committee members: Lawrence School Building Committee
1) Staci Jasin
2) Thornton Lewis
3) Michael Barrett
4) Nancy Robbins Taylor
5) Benjamin Zamore
6) Skip Bandini
7) Michael Duffany

The Board interviewed applicants for the Lawrence School Building Committee.

The Board stated that it would consider how many members it would appoint to the Committee and which applicants may be approved at a later date.

6. PUBLIC HEARINGS - 6:45 PM

a. Discuss and consider a vote to approve an application by Soundview Golf, LLC d/b/a Falmouth Country Club for an All Alcoholic Beverages Restaurant License located at 630 Carriage Shop Road, East Falmouth, MA. A Common Victualler License application has also been submitted.

Dr. Goldstone read and opened the hearing at 7:30pm.

Mr. Renshaw explained that the lease of the golf course and clubhouse was signed on December 1, 2025. A complete application for a Common Victualler License was received on March 4, 2026. A complete application for an All Alcoholic Beverages Restaurant License was received on March 6, 2026. A Floor Plan was approved by the Building Commissioner on March 4, 2026. The application was sent to the Fire, Police, and Health departments for review with no objection or issues.

Mr. Reed asked about the role of the food, beverage, and events in regard to the overall business model and the cost of tee times. The applicant explained that this is not a guaranteed business.

The business needs to be priced properly, or users will go elsewhere. Food and beverage are a small component of the overall facility and seen as a complimentary amenity to the golf business.

There was no public comment at this time.

Motion by Mr. Mascali: To close the public hearing. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

Motion by Mr. Brown: To approve the application by Soundview Golf, LLC d/b/a Falmouth Country Club for an All Alcoholic Beverages Restaurant License and Common Victualler License to be located at 630 Carriage Shop Road as presented. Second: Mr. Reed.
Vote: Yes – 5 No – 0

4. CONSENT AGENDA – *The Board retook this item at this time.*

a. Licenses

6) Consider a vote to approve applications for renewal of seasonal licenses pending issuance of 2026 Food Service Establishments Permits and Certificates of Inspection:

<u>Seasonal All Alcoholic Beverages Club License, Common Victualler License, Entertainment License, and Sunday Entertainment License</u> <u>Seacoast Shores Association, Inc., 7 Farview Lane</u>

Town Counsel O'Keefe explained that failure to act on an application by the Board is treated as a denial which triggers an applicant's right to appeal. The applicant could then appeal to the ABCC or reapply. Mr. Brown stated that an outright denial feels unfair, as this was originally on the Consent Agenda and the applicant was not before the Board for this discussion.

Motion by Mr. Richardson: To deny this application without prejudice. Second: Mr. Brown.
Vote: Yes – 5 No – 0

7. BUSINESS

a. 6:55 PM - Annual Update on Townwide sustainability projects - Sustainability Specialist, Stephanie Madsen (15 minutes)

Stephanie Madsen, Sustainability Specialist, presented an annual update on Townwide sustainability projects. Key takeaways are that the Town can save money while reducing greenhouse gas emissions. The Town needs bigger projects to achieve its 20% Green Communities and State goals. The Town needs solution-oriented institutions and citizens to take action in reducing the Town's overall greenhouse gas emissions.

b. 7:10 PM - Annual Report - Energy Committee, Scott Mueller (15 minutes)

Scott Mueller, Chair of the Energy Committee, presented an annual update.

c. 7:25 PM - Inaugural Annual Report - Competitive Energy Services (CES) Greenhouse Gas Inventory (GHG), Zack Hallock (15 minutes)

Zack Hallock presented on the Competitive Energy Services (CES) Greenhouse Gas Inventory (GHG) report.

Dr. Goldstone noted that the Town is aiming for Net Zero. There is nothing in this report that takes into account what the Town's land is doing in terms of carbon capture and storage. The net for this is unknown. She would like to see an analysis of what Town buildings and facilities are putting out in terms of carbon pollution, but also what the lands are taking in and storing for carbon.

d. 7:40 PM - Update on Eversource Falmouth Tap Expansion Project on Sam Turner Road (20 minutes)

Ronit Goldstein, Eversource Community Relations Manager, reviewed the Falmouth Tap upgrade project for an existing station on Sam Turner Road. This will be a new substation, as the current station is a switching station.

In response to a question from Mr. Mascali regarding other locations identified as possible placements for the substation, it was explained that alternatives for the Falmouth Tap substation would include upgrading existing substations in the area, including expanding the Otis substation off MacArthur Blvd. in Bourne and expanding the Hatchville substation along Sandwich Road. Both substations would have to be expanded with additional transformers and circuit breakers to make the alternative work as effectively as the Falmouth Tap project. This would not improve the reliability for the full 20,000 customer pocket in between the substations. The Falmouth Tap substation project would have offered these feeders reliability improvement to serve the 20,000 customers.

Dr. Goldstone asked if additional work will be needed after the Tap project in terms of the redistribution. It was explained that all of the work is part of the Tap project. Dr. Goldstone expressed concern regarding the plan to clear approximately 2.7 acres of trees. The project should be reconfigured to stay within the right of way. The stewardship of the site needs to be maintained.

Mr. Brown asked about building the substation behind the existing station instead of clearing more land. It was explained that this could interfere with the driveway and may require a similar amount of tree clearing due to the lines. This will be part of the ongoing feasibility study.

Mr. Reed expressed concern that the feasibility study will determine that it is not feasible simply because it is not cost productive. The Board has a responsibility to take care of its residents. He would have liked for the Board to have a chance to have this discussion before the applicant sought waivers from other entities. He would like to hear verbal commitment beyond that there will be a feasibility check.

Nathan Miller, resident, explained that this one of the staging sites for other Eversource projects and it has been a mess for eight years. This substation could be 100’ from multiple people's front yards which is not a small thing. Residents are being asked to bear the burden of a massive project for the Town. This is a $98M project and Eversource is one of the biggest utility companies in the country and likely has the resources to do better. It is shocking that this is the plan that was put forward. Eversource has moved forward with the plan without any input from the Select Board. Eversource is trying to rush this process through the FSB proceedings as fast as possible. Eversource has stated that this is a critical site for the grid in this area, meaning that the site will continue to be critical for the grid in this area. He asked the Board to consider what this site will look like ten years from now and if it will be built out to every property line. There is a good spot for this project along Route 151, and he encouraged Eversource to consider that option. This would solve the temporary staging issue and the resident conflicts. The Board should consider if it wants to allow this giant industrial complex in the middle of a residential community in Hatchville.

Mr. Reed requested a future agenda item regarding a post storm report, the outages and costs for Falmouth, and potential proceedings at DPU.

e. 8:00 PM - Discuss a revised ICE and immigration enforcement position statement, a letter to the Congressional delegation, and a policy prohibiting ICE from utilizing Town property and facilities in their operations (25 minutes)

Town Counsel O’Keefe reviewed the draft policy with respect to ICE utilizing Town property for civil immigration enforcement. This policy is grounded in the fact that the Select Board is the steward and custodian of Town-owned land and so has the ability to decide how that land will be used. The policy specifies that there are certain restrictions for the use of Town property in terms of ICE enforcement and the ability of that federal law enforcement agency to use any Town property for their operations. Specifically, the policy would restrict ICE from using any Town-owned property for staging areas, processing locations, operation spaces, or any similar purposes in furtherance of civil immigration. It would also prohibit any civil immigration officials from entering nonpublic areas of municipal buildings for any purpose without a court order or judicial warrant. The policy carves out a certain exemptions from the scope of its application so that the Falmouth Police Department can conduct operations while using Town property in order to execute court orders, lawful judicial warrants, or during the enforcement of any federal or state criminal law. They do not have authority to enforce civil law and including civil immigration enforcement. The draft policy allows the Town Manager to enforce the policy.

Mr. Renshaw stated that he believes Chief Lourie is comfortable with the draft policy.

Motion by Dr. Goldstone: To approve the policy for Use of Town Property for Civil Immigration Enforcement, as drafted. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

The Board reviewed the draft ICE and immigration enforcement position statement. Mr. Brown expressed concern for some of the exclusionary language in paragraph four and suggested language to be included in times when the Town should cooperate with federal officials if they come to Town with a judicial warrant, looking to remove a criminal. Ms. Mascali expressed concern with language in the third paragraph which may be a bit too strong. He suggested revised language. There was agreement that a revised draft will be reviewed at a future meeting.

There was agreement that residents can send in suggestions for the proposed draft policy for future consideration.

f. 8:25 PM - Presentation from MassDevelopment concerning the master planning initiative on Joint Base Cape Cod (15 minutes)

Mr. Renshaw explained that MassDevelopment is the state's development finance agency and land bank, which works with businesses, nonprofits, banks, and communities to stimulate economic growth across the Commonwealth. On July 16, 2025, MassDevelopment announced the selection of VHB, Inc., a Massachusetts-based civil engineering and design firm, to lead a team of consultants to support the development of a master plan for the approximately 7,000-acre cantonment area at Joint Base Cape Cod (JBCC) that will identify current and future spatial needs of the base and plan for the redevelopment of any surplus property. The master plan will build on previous planning efforts, including the 2013 JBCC Master Coordination Plan, which MassDevelopment led in partnership with JBCC, and the 2013 Joint Land Use Study completed by Barnstable County and the Cape Cod Commission. The aim of the master plan is to optimize JBCC's operational efficiency, support current military missions, and accommodate future needs, while also identifying opportunities to address the regional housing shortage and grow the local economy.

Erikk Hokenson, Senior Vice President, Real Estate & Director of Real Estate, Military & Defense Sector Initiative, presented on the Cantonment Area Master Plan.

There was discussion regarding having a further conversation regarding housing and Joint Base Cape Cod at a later date.

g. 8:40 PM - Report - Conservation Commission (15 minutes)

Bill Duffy, Chair of the Conservation Commission, presented the Commission's annual report.

Mr. Mascali asked about the fact that the Commission continues to meet solely via Zoom. Mr. Duffy stated that the Commissioners prefer being online and the engineers have an easier time presenting materials via Zoom.

Mr. Reed asked about the separation of duties between the Commission and the Department staff. Jennifer Lincoln, Conservation Administrator, explained that the staff is the technical support for the Commission. Staff reviews all the projects, prepares the staff reports, and provides information to the Commission. It is staff's job to review all the submitted materials, outline specific regulations, and provide general guidance on reviewing applications. Staff has a good relationship with the Commission and there is an open door policy.

i. 9:10 PM - Consider a request by the Three Hundred Committee (T3C) and Conservation Commission to name the Little Pond Conservation Area after Mark J. Kasprzyk (10 minutes) – *The Commission took up this item at this time.*

Jessica Whritenour, Executive Director of the Three Hundred Committee (T3C), reviewed the history of the Little Pond Conservation Area project. The Conservation Department partnered with the T3C and the Community Preservation Committee (CPC) to secure funding for the much-needed improvements to the parcel. Mark Kasprzyk worked tirelessly to improve public access at the site by overseeing the construction of a parking area, creating an ADA-compliant loop trail, removing invasive species and restoring the area with a diverse native plant community. Without Mr. Kasprzyk's hard work and dedication, this project would not have been completed.

Ms. Lincoln explained that Mr. Kasprzyk retired in November 2025 after serving the Town tirelessly for 27 years. T3C and the Conservation Commission request the Select Board consider naming the Little Pond Conservation Area after Mark J. Kasprzyk.

Motion by Mr. Mascali: To approve the request by the Three Hundred Committee (T3C) and Conservation Commission to name the Little Pond Conservation Area after Mark J. Kasprzyk, and to initiate the one-year waiting period as required by the approved Facility Naming Policy. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

h. 8:55 PM - Annual Update - Falmouth Affordable Housing Fund (15 minutes)

Kimberly Fish, Housing Coordinator, presented an update on the Falmouth Affordable Housing Fund.

Mr. Reed asked about different ways to calculate the area median income for Barnstable County. Ms. Fish stated that this should be a discussion with State legislators.

j. 9:20 PM - Discuss and consider a vote to authorize the Town Manager to issue a Notice of Award for Land Development to Falmouth Housing Corporation, Affirmative Investments, Inc. and Falmouth Housing Trust, Inc. to develop the land located at 0 Locustfield Road for affordable housing (10 minutes)

Ms. Fish explained that on November 5, 2025, a Request For Proposal ("RFP") was issued for the disposition of town-owned land for affordable housing on the land located at 0 Locustfield Road. The proposals were due and opened on February 10, 2026. One (1) proposal was received for this RFP. On February 26, 2026, the Town Owned Land for Affordable Housing RFP Review Committee ("Review Committee") met to discuss the proposal. The proposal was submitted by Falmouth Housing Corporation, Affirmative Investments, Inc., and Falmouth Housing Trust, Inc., collectively. The proposal consists of forty (40) rental units in two buildings. Of the forty (40), there will be 1, 2 and 3-bedroom apartments with tiered area median income ("AMI") rates. Eight (8) units with project-based vouchers, twenty-eight (28) units at 60% AMI, two (2) units at 80% AMI and two (2) units at 100% AMI. Also included in the proposal are six (6) homes for homeownership in three (3) duplexes, with five (5) two-bedroom units and one (1) 3-bedroom unit. There will be two (2) deed restricted in perpetuity at 80% AMI, two (2) at 100% AMI and two (2) at 140% AMI. The Review Committee issued a memo to the Town Manager on March 10, 2026, recommending Falmouth Housing Corporation, Affirmative Investments, Inc., and Falmouth Housing Trust, Inc. be awarded the land for development. By memo to the Select Board dated March 10, 2026, the Town Manager requested the Select Board vote to authorize him to issue a Notice of Award for Land Development to Falmouth Housing Corporation, Affirmative Investments, Inc., and Falmouth Housing Trust, Inc. to develop the land located at 0 Locustfield Road for affordable housing.

Motion by Dr. Goldstone: To authorize the Town Manager to issue a Notice of Award for Land Development to Falmouth Housing Corporation, Affirmative Investments, Inc., and Falmouth Housing Trust, Inc. to develop the land located at 0 Locustfield Road for affordable housing as recommended. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

k. 9:30 PM - Discuss the Affordable Housing RFP Review Committee's evaluation of the proposal for the development of the Town-owned parcel at 0 West Falmouth Highway and the Town Manager's recommendation (15 minutes)

Mr. Renshaw explained that on November 5, 2025, a Request For Proposals ("RFP") was issued for the disposition of town-owned land for affordable housing on the land located at 0 West Falmouth Hwy. The proposals were due and opened on February 10, 2026. One (1) proposal was received for this RFP. On February 26, 2026, and March 10, 2026, the Town Owned Land for Affordable Housing RFP Review Committee ("Review Committee") met to discuss the proposal. The proposal was submitted by Falmouth Housing Trust, Inc. The proposal includes two (2) homes for homeownership in one (1) duplex building. One (1) 2-bedroom unit and one (1) 3-bedroom unit. One (1) unit deed restricted in perpetuity at 80% of the area median income ("AMI") and one (1) unit deed restricted in perpetuity at 140% of the AMI. The Review Committee issued a memo to the Town Manager on March 12, 2026, advising that the proposal meets all the requirements of the RFP and has demonstrated Falmouth Housing Trust's ability to carry out similar projects. On March 12, 2026, Town Counsel and the Assistant Town Manager provided a recommendation via memorandum regarding the disposition of this property.

Mr. Renshaw explained that at Town Meeting last November, a 1931 Town Meeting vote was referenced regarding certain water resource protections. Recent case law opens up some room for interpretation regarding whether the Town at present can convey the parcel at 0 W Falmouth Highway with clear title for the purposes of an affordable housing development. Based upon this new information with regards to the 1931 vote and the recent case law, Town Counsel has opined, and he concurs, not to recommend the Board go forward with an award for the land under this RFP. Town Counsel O'Keefe explained that at the time municipal land is conveyed, there is a two-part process that requires not only a Town Meeting vote, but a vote of the Select Board to effectuate the conveyance. The process is not complete without both votes. The vote of Town Meeting is a reflection of the will of Town Meeting but does not have any impact on the second part of the process. The Select Board is free to refrain from conveying the property if it so wishes.

Dr. Goldstone stated that she understands the appreciation from the West Falmouth community for the conservation value of this land. At the same time, the proposal was not for a large scale development but only utilizes 10% of the land and place the rest of it under conservation. She asked about additional due diligence to determine if there is a way to carve out the 10% while placing the remaining 90% under conservation.

Mr. Richardson stated that he does not believe this should move forward at this time. Mr. Mascali stated that he sees this as a long drawn out road with many hurdles to overcome. He supports the Town Manager's recommendation based on Town Counsel's opinion at this time. Mr. Brown stated that he does not think it is worth it to have the Town attorney spend a lot of time trying to wrangle this out of Article 97 for such a small number of houses.

Motion by Mr. Richardson: To award the RFP. Second: Mr. Mascali.
Vote: Yes – 0 No – 5

l. 9:45 PM - Report and overview of the Trash & Recycling Curbside Contract (10 minutes)

Mr. Renshaw explained that the Town has engaged with Nauset Disposal Services since 2022 for a trash and recycling curbside collection contract. During this period, the Town found Nauset Disposal to be professional, highly competent, and responsive in the performance of its contractual responsibilities. The Town has been negotiating the terms of a 5-year extension to the existing contract. Comments and input from the Solid Waste Advisory Committee have been incorporated into the draft agreement. Town Counsel's office has been involved in the drafting and review of this contract extension. Options include moving forward with this extension agreement or preparing a Request for Proposals (not a requirement under State procurement law) for a new contract. Peter McConarty, Director Department of Public Works, highlighted several changes to the contract that will benefit how waste collection services are delivered to the Falmouth community. He recommended that the Town Manager execute the contract extension with Nauset Disposal for an additional five years, beginning on July 1, 2027 and ending on June 30th, 2032.

Mr. Brown stated that he believes the contractor should buy the recycling carts or the residents should own them and fix them themselves. Also, it seems residents have purchased their own trash cans, and it is unclear if those will need to be thrown away. Mr. McConarty stated that it makes more sense for the carts to be handled under the contract. The bins have been a maintenance problem for Public Works. The Town has a right to purchase the carts at the end of the contract.

Mr. Reed asked about concerns with the Bourne Landfill. Mr. McConarty stated that the facility recently expanded and Falmouth extended its contract until 2029. He is not concerned with the amount of trash going to Bourne. This could be considered at the end of the contract.

Alan Robinson, Solid Waste Advisory Committee, stated that the Bourne landfill should be able to expand its capacity into the 2040s. The Committee supports the proposed contract with Nauset Disposal Services.

m. 9:55 PM - Discuss and consider a vote to designate a member of the Select Board to seek input on the request for the naming and the placement of a plaque on the Shining Sea bike path honoring Patty and Leonard Johnson (5 minutes)

Mr. Renshaw explained that on February 11, 2025, a formal request was made to the Select Board from the Friends of Falmouth Bikeways to initiate the naming process to honor Patty and Leonard Johnson with the placement of a plaque on the Shining Sea Bike Path. Patty and Leonard Johnson are long-time Falmouth residents who advocated relentlessly to make the Shining Sea Bikeway Extension a reality, and without their hard work and dedication this project would not have been possible. The request is for the placement of a plaque along the bike path near the Great Sippewissett Marsh between mile marker 6.4 and 6.5. At its March 24, 2025 meeting, the Select Board voted to initiate the naming process as outlined in the Naming Policy for Public Facilities and Places. The one-year waiting period has now passed. In accordance with the Select Board policy, after the waiting period has elapsed, a member of the Select Board shall be designated to seek input and advice of whichever department, board, committee, or commission oversees the public facility or place to be named or renamed and report back to the full Board

Motion by Mr. Brown: To designate Mr. Mascali to seek input from the department, board, committee, and/or commission for the purpose of gathering input and seeking advice on the request to name and for the placement of a plaque on the Shining Sea Bike Path honoring Patty and Leonard Johnson. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

n. 10:00 PM - Consider a vote to appoint members to the Lawrence School Building Committee — School Committee members Susan Augusta and Margaret Souza, a Select Board member to serve in the capacity of a representative of the body authorized to construct school buildings in the Town, and Mr. Paul Dart, Director of Finance and Operations for Falmouth Public Schools, to serve in the capacity of both a local budget official and the local official responsible for building maintenance. (15 minutes)

Mr. Renshaw explained that at its March 9 meeting, the Select Board voted to appoint Board Member Doug Brown, School Superintendent Dr. Lori Duerr, and Lawrence School Principal Tom Bushy, and Town Manager Mike Renshaw to serve on the Lawrence School Building Committee. The Town Manager is recommending that the Select Board appoint no more than eleven (11) members to the Lawrence School Building Authority. The School Committee met on March 10 and voted to recommend to the Select Board the appointment of School Committee members Susan Agusta and Margaret Souza to the Lawrence School Building Committee. In addition to the above-listed members, he recommends that the Select Board appoint Mr. Paul Dart, Director of Finance and Operations for Falmouth Public Schools, to serve in the role of both local budget official and the local official responsible for building maintenance

Motion by Mr. Mascali: To approve the appointments of the following members to the Lawrence School Building Committee: School Committee members Susan Augusta and Margaret Souza and Paul Dart, Director of Finance and Operations for Falmouth Public Schools, to serve in the capacity of both a local budget official and the local official responsible for building maintenance, and to appoint Dr. Goldstone to serve as a representative of the body authorized to construct school buildings in the Town. Second: Mr. Reed.
Vote: Yes – 5 No – 0

o. 10:15 PM - Consider a request from Indivisible Falmouth for a waiver of the special event permit fee for the No Kings protest/rally (15 minutes)

Mr. Renshaw explained that Indivisible Falmouth contacted the Town Manager's office regarding a No Kings rally planned for Saturday, March 28. The NoKings3 rally on Saturday, March 28 is expected to draw a larger crowd than usual, as this is a national NoKings3 day. Because of the large crowd and for the safety of pedestrians crossing from the sidewalk to the Village Green, and due to the fact that the applicant expressed safety concerns related to the event during the meeting with the special event working group, the Town Manager's Office requested an application for special event be completed. Indivisible Falmouth submitted an application for special events on February 27, 2026 for the No Kings protest/rally on the Village Green on March 28, 2026 (the typical requirement that applications be submitted 60 days in advance of the event was waived). The Special Events Working Group met on Monday, March 9 at 9:30 a.m. in the Town Hall meeting room. Event organizers who submit special event applications are invited to the meeting to discuss their events with the Special Events Working Group. Members of the Working Group include representatives from various Town departments, including Assistant Town Manager, Police, Fire, DPW, Building, Health, Recreation, Beach. Town Counsel also attends. The Working Group discussed public safety with the organizer. The following conditions were placed on the permit: Organizer to hire two police details with two cruisers for the safety of pedestrians crossing from the sidewalk to the Village Green; no signs hung or nailed to trees; and that no amplified music, recorded or live, be played at any time during the event. Amplification to be allowed for speakers only. Indivisible Falmouth submitted a request to the Select Board for a waiver of the $200.00 permit fee and a request to appeal the condition on the permit for no amplified music on the Village Green. Town Counsel, Maura O'Keefe, has provided an opinion on the subject of requiring a special event permit for use of the Village Green for a protest and placement of reasonable time, place and manner conditions on the permit.

Mr. Mascali asked about why amplification would be allowed for speakers but not for music. Mr. Renshaw stated that, with the large, anticipated crowd, the music could distract drivers going by.

Jim Newman, Indivisible Falmouth, stated that he feels strongly that music, as a First Amendment protected form of speech, should be considered favorably and not treated as different from speech. There is a tentative folk duo lined up to play and there will be prerecorded music from a playlist featuring a local artist. It is hard to understand why this would be a safety issue. He does not believe people driving by will even notice the music.

Mr. Richardson stated that he does not believe the music will be louder than the speakers at the event. Mr. Renshaw stated that he is working to protect the Town and mitigate any risks.

Mr. Brown stated that he does not want this to turn into a party and is against there being music as part of the event. This is supposed to be for political activism. Mr. Newman explained that the music is part of the protest. It is not entertainment. There is a message to the music. The amplification will be barely audible at the ends of the Green.

Dr. Goldstone stated that she is uncomfortable treating a First Amendment protected activity, subject to a permit issued by the Town, like this and picking apart how it can play out. The group has determined that police details are appropriate for public safety and so she would like to see both the fee waiver and the appeal granted. She does not want the Board to regulate how or what any group uses to exercise their First Amendment rights.

Mr. Richardson disagreed on the fee waiver, as this is a partisan activity, though he agrees with the applicant's appeal. He would like the Board to discuss fee waivers as a fiscal policy at a future meeting.

Motion by Dr. Goldstone: To approve the waiver of the special event permit fee as requested by the applicant, and grant of the applicant's appeal to remove the condition on the permit for no amplified music on the Village Green for the No Kings protest for public safety purposes. Second: Mr. Mascali.
Vote: Yes – 4 No – 1

p. 10:30 PM - Consider approval of a letter submitted by the Short-Term Rental Advisory Committee (10 minutes)

Mr. Brown explained that the Committee has prepared the attached draft letter and is requesting Select Board review and approval to send this letter to The Enterprise for the purpose of community outreach and education.

Mr. Mascali stated that he has some concerns about the Board authorizing a committee to submit a Letter to the Editor and so is against the motion. Mr. Brown explained that this was the advice of Associate Town Counsel.

Dr. Goldstone stated that it implicates the Select Board to endorse that they are voting to authorize the letter and its contents. She is against sending the letter to the Enterprise based on the process and content of the letter.

Mr. Richardson stated that he believes the Committee should be able to send a letter to the Enterprise if it so chooses.

Mr. Reed stated that he would side with Dr. Goldstone and Mr. Mascali at this time.

Motion by Mr. Richardson: To approve sending the letter as drafted by the Short-Term Rental Advisory Committee to The Enterprise newspaper. Second: Mr. Brown.
Vote: Yes – 2 No – 3

8. MINUTES

a. Review and consider a vote to approve minutes of meetings: February 25, 2026 and March 9, 2026

The Board agreed to table the review of minutes to a future meeting.

9. SELECT BOARD REPORTS: None at this time.

Mr. Richardson asked that the Board consider the Cannabis license at a future meeting.

10. FUTURE AGENDA ITEMS

- Discuss correspondence and media inquiry policies
- LGBTQ+ Sanctuary Town
- Discuss walkability improvements
- Discuss current Town website functionality and potential redesign
- Discuss 10-year spending on consultant fees
- Debt forecast discussion with Finance Committee
- Discuss petitioning the State Legislature for changes to Chapter 40B law
- Discuss the need for a municipal building inventory and review of current/planned uses
- Discuss the adoption of an Artificial Intelligence (AI) Use Policy
- Discuss adding a third monthly Select Board workshop meeting targeting specific topics
- Meeting with new Steamship Authority General Manager Alex Kryska

11. ADJOURN

Motion by Mr. Richardson: To adjourn at 11:52pm. Second: Dr. Goldstone.
Vote: Yes – 5 No - 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary