



Town of Falmouth Select Board
Regular Meeting

Monday, May 4, 2026, 6:30 PM
Old Silver/Surf Drive Program Room
Senior Center
780 Main Street, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Recognition
- d. Announcements
- e. Town Manager's Report
- f. Public Comment

2. CONSENT AGENDA - 6:35 PM

- a. Administrative Orders
 - 1) Consider a vote to approve the petition by NSTAR Electric Company d/b/a Eversource Energy for permission to install one (1) Handhole 179/H2 and approximately 37' (feet) of 1-3" conduit in the Right of Way of Maple Street. This work is necessary to provide service at 41 Maple Street.
 - 2) Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install new Handhole #148/3H and approximately 35' (feet) of 1-3" conduit in the Right of Way of Standish Avenue. This work is necessary to provide service to 188 Sippewissett Road, Falmouth.
 - 3) Consider a vote to approve a request from Paul Lorusso for a variance to Sign Code § 184-32 Off-Premise Sign - Town property for the placement of one off-premises sign at the park at 25 Central Park Avenue advertising "Pick Up Basketball: Thursdays and Sundays from 5:00 pm to sundown" to be installed upon approval in May through October 31, 2026.
 - 4) The Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, consider a vote to execute a Discharge of Mortgage as holders of a Mortgage from Northstar Place, LLC (123 Brick Kiln Road) to Falmouth Affordable Housing Fund dated November 21, 2019, and recorded with the Barnstable Registry of Deeds in Book 32491, Page 165.
 - 5) Consider a vote to approve a request for a variance to Sign Code §184-20: Variance and §184-32: Off-Premises Signs for the placement of Falmouth Commodores "Game Day" signs and "Baseball Clinics" signs until August 14, 2026
 - 6) Consider the approval of a revised license agreement between the Town and U.S. Coast Guard Auxiliary for the installation of a radio repeater at the Fire Rescue Headquarters facility and radio tower.

- 7) Consider a vote to approve and sign a Regulatory Agreement for the units deed restricted at 120% of the area median income at the affordable housing project located at 464 Main Street.
- 8) Consider a vote to appoint Deborah Aguiar as a member of the Falmouth Board of Registrars of Voters

3. PUBLIC HEARINGS - 6:45 PM

- a. Discuss and consider a vote to approve the application by Devour Artisan Eatery, LLC d/b/a The Rebel Room, 291 Main Street, Unit A, for an All Alcoholic Beverages Restaurant License, Sunday–Wednesday 5:00 pm to 11:00 pm and Thursday–Saturday 5:00 pm to 1:00 am. A Common Victualler License application has also been submitted. **(5 minutes)**
- b. Discuss and consider a vote to approve the application by Devour Artisan Eatery, LLC d/b/a The Rebel Room, 291 Main Street, Unit A, for an annual Entertainment and Sunday Entertainment Licenses, Monday through Sunday, 5:00 pm to 1:00 am. Applications for Common Victualler and All Alcoholic Beverages Restaurant Licenses have also been submitted. **(5 minutes)**
- c. Discuss and consider a vote to approve applications by Falmouth Yacht Club, 290 Clinton Avenue, for two Entertainment/Sunday Entertainment Licenses, to be executed on June 21, 2026, from 3:30 pm to 6:00 pm and September 6, 2026, from 3:30 pm to 6:00 pm. **(15 minutes)**
- d. Consider a vote to approve an application from Sun Cape Cod RV LLC for a license for Above Ground Storage Tanks (AST) for the storage of propane at Sun Retreats Cape Cod, 130 Thomas B. Landers Road, East Falmouth, MA **(5 minutes)**

4. BUSINESS - 7:15 PM

- a. **7:15 PM** - Presentation of Employee of the Quarter-First Quarter 2026 **(10 minutes)**
- b. **7:25 PM** - Update on the Steamship Authority from General Manager Alex Kryska **(15 minutes)**
- c. **7:40 PM** - Consider a vote to appoint Elizabeth Magauran as Temporary Town Clerk **(10 minutes)**
- d. **7:50 PM** - Discuss and consider a vote to approve a revised ICE position statement and a letter to federal representatives concerning ICE operations **(15 minutes)**
- e. **8:05 PM** - Discuss and consider a vote to endorse the Local Initiative Program Application from Falmouth Housing Trust, Inc. for the affordable housing project located at 21 Pheasant Lane **(10 minutes)**
- f. **8:15 PM** - The Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, discuss and consider a vote to rescind the financial award from the Fund to Bushwood 545, LLC **(15 minutes)**
- g. **8:30 PM** - Discuss and consider a vote to sign a letter of support to EPA Brownsfield Assessment Grants for Falmouth Housing Corporation's grant application for asbestos removal at the affordable housing project located at 545 Main Street **(20 minutes)**
- h. **8:50 PM** - Presentation and update from the Falmouth Housing Authority on the capital planning process **(15 minutes)**
- i. **9:05 PM** - Discuss and consider a vote to approve and execute the Amendment to the Consolidated Annual Contributions Contract for the Falmouth Housing Authority **(10 minutes)**
- j. **9:15 PM** - Discuss the naming and placement of a plaque on the Shining Sea Bikeway extension from downtown to North Falmouth as the Patty and Leonard Johnson Bikeway Extension **(5 minutes)**

- k. **9:20 PM** - Discuss and consider a vote to approve the application by Kirk Fitzgerald, The Tea Room, 196 Crystal Springs Avenue, for a Common Victualler License **(10 minutes)**
- l. **9:30 PM** - Consider vote to approve letter to Massachusetts Senate President Karen E. Spilka in support of S.3050 An Act to Build Resilience for Massachusetts Communities **(5 minutes)**
- m. **9:35 PM** - Discuss and consider adoption of the Select Board FY23-FY27 Strategic Plan **(25 minutes)**
- n. **10:00 PM** - Discuss and consider a vote to support revisions to the original Local Incentive Program (LIP) application for 809 Sandwich Road **(20 minutes)**
- o. **10:20 PM** - Presentation and discussion on Winter Storm Hernando After Action Report **(10 minutes)**

5. SELECT BOARD REPORTS - 10:30 PM

6. FUTURE AGENDA ITEMS - 10:35 PM

- a.
 - *LGBTQ+ Sanctuary Town*
 - *Discuss walkability improvements*
 - *Discuss current Town website functionality and potential redesign*
 - *Discuss 10-year spending on consultant fees*
 - *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 adding a third monthly Select Board workshop meeting targeting specific topics*

7. ADJOURN - 10:40 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.