



Town of Falmouth Select Board
Regular Meeting

Monday, June 1, 2026, 6:00 PM
Old Silver/Surf Drive Program Room
Senior Center
780 Main Street, Falmouth, MA 02540
REVISED AGENDA

AGENDA

- 1. OPEN SESSION - 6:00 PM**
- 2. EXECUTIVE SESSION - 6:00 PM**
 - a. M.G.L. c.30A s.21(a)(3) - Review and consider approval of proposed settlement for a personal injury claim with a third party insurance company pursuant to Section 65-13 of the Town bylaws
 - b. M.G.L. C.30A s. 21(a)(3) - Discuss the threat of potential litigation
- 3. OPEN SESSION - 6:30 PM**
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Reorganization of the Select Board
 - d. Proclamation
 - 1) Pride Day Proclamation: Town of Falmouth Pride Day: "Step Right Up For Pride!" on Friday, June 12, 2026
 - 2) Proclamation: Juneteenth - June 19, 2026
 - e. Recognition
 - f. Announcements
 - g. Town Manager's Report
 - h. Public Comment
- 4. CONSENT AGENDA - 6:35 PM**
 - a. Licenses
 - 1) Consider a vote to approve an application by Bad Martha's Farmer's Brewery, LLC, 876 East Falmouth Highway, East Falmouth, for a Change of Officers/Directors/ LLC Manager
 - 2) Consider a vote to approve the application by West Falmouth Library, 575 West Falmouth Highway, for a Special One-Day Wine & Malt Beverages License for a Garden Party on June 13, 2026, from 5:00 pm to 7:00 pm for approximately 120 guests.

- 3) Consider a vote to approve the application by West Falmouth Library, 575 West Falmouth Highway, for a Special One-Day Wine & Malt Beverages License for their Annual Auction on July 11, 2026, from 5:00 pm to 7:00 pm, for approximately 120 guests.
- b. Administrative Orders
- 1) Discuss and consider a vote to approve a letter opposing the Steamship Authority's use of a 5:30 AM ferry service out of Woods Hole
 - 2) Consider a vote to approve a request from the Falmouth Police Department to accept the donation of a Zoll Automatic External Defibrillator (AED) valued at \$1,973.06 from Bands for Badges for placement in a police cruiser to assist officers during emergency response and critical incidents
 - 3) Consider a request for a variance to Sign Code §184-32-Off-Premises Signs for the placement of 13 off-premises lawn signs for Artisans at the Harbor to be held on Thursdays from June 25 to August 27, 2026
 - 4) Consider a vote to approve a request from John Wesley United Methodist Church for a reduction of the special event permit fee for Worship Services at Surf Drive Beach on Sundays from 7/5 – 8/30/26 (except 7/12 and 8/16)
 - 5) Consider a vote to approve a request from Falmouth Farmers Market for a reduction in the special event permit fee for the Falmouth Farmers Markets at Marina Park, 180 Scranton Ave., from 5/21 - 10/15/26
 - 6) Consider a vote to approve the petition by NSTAR Electric Company d/b/a Eversource Energy and Verizon New England, Inc. for permission to install 11 (eleven) new Mid-Span JO poles labeled 429/1-5, 429/2-5, 429/3-5, 429/4-5, 429/5-5, 429/6-5, 429/7-5, 429/8-5, 429/9-5, 429/10-5 & 429/11-5 in the Right of Way of Nathan Ellis Highway in Falmouth. These pole locations are necessary to provide system improvements and increased reliability to Nathan Ellis Highway in Falmouth.
 - 7) Consider a vote to approve and sign the Town's response letter to the Executive Office of Housing and Livable Communities 30-day notice of an application for a Project Eligibility Letter regarding the housing project at 0 Locustfield Road

5. PUBLIC HEARINGS - 6:45 PM

- a. Shade Tree Hearing - on application for the removal of two (2) White oaks located on Hudson Street for house #122 Jericho Path **(10 minutes)**
- b. Consider a request to approve an application by Holly Park Variety, Inc., 580A North Falmouth Highway, Falmouth, for Multiple Amendments to its Wine & Malt Beverages Package Store License including a Change of Manager, Change of Officers/Directors/LLC Managers, Issuance/Transfer of Stock/New Stockholder, and Pledge of Collateral **(5 minutes)**

6. BUSINESS - 7:00 PM

- a. **7:00 PM** - The Select Board, as Trustees of the Falmouth Affordable Housing Fund, discuss and consider a vote to approve an application for funding from Falmouth Housing Trust, Inc. to the Falmouth Affordable Housing Fund for the project located at 21 Pheasant Lane **(5 minutes)**
- b. **7:05 PM** - The Select Board, as Trustees of the Falmouth Affordable Housing Fund, discuss and consider a vote to approve an application for funding from Falmouth Housing Trust, Inc. to the Falmouth Affordable Housing Fund for the project located at 20 Brigantine Drive **(5 minutes)**

- c. **7:10 PM** - Discuss and consider the adoption of an Environmentally Preferable Products (EPP) Purchasing Policy as required by the Massachusetts Department of Environmental Protection **(10 minutes)**
- d. **7:20 PM** - Discuss and consider the adoption of the Watershed Management Financial Fairness Task Force charging document **(15 minutes)**
- e. **7:35 PM** - Consider a vote to approve an application by MVC Hospitality, Inc. d/b/a Inn on the Square for a Lodging House License to be executed at 40 North Main Street, Falmouth **(10 minutes)**
- f. **7:45 PM** - Discuss and consider a vote to approve the application for a Change of Manager by Bad Martha's Farmer's Brewery, LLC, at 876 East Falmouth Highway, East Falmouth **(10 minutes)**
- g. **7:55 PM** - Discuss and consider a vote to accept the requested change to the Local Initiative Program application submitted by Northland Residential Corporation for the housing project located at 809 Sandwich Road **(15 minutes)**
- h. **8:10 PM** - Discuss and consider a vote to amend the 2026 Select Board meeting calendar by adding a new meeting date of June 8 and removing the June 15 meeting date **(5 minutes)**
- i. **8:15 PM** - Discuss and consider a vote to adopt an Artificial Intelligence policy **(15 minutes)**

7. SELECT BOARD REPORTS - 8:30 PM

8. FUTURE AGENDA ITEMS - 8:35 PM

- a.
 - Discuss LGBTQ+ Sanctuary Town
 - Discuss walkability improvements
 - Discuss current Town website functionality and potential redesign
 - Discuss 10-year spending on consultant fees
 - 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

9. ADJOURN - 8:40 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.