TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, APRIL 13, 2026 – 6:30 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: Peter Johnson-Staub, Assistant Town Manager; Maura O'Keefe, Town Counsel

1. OPEN SESSION

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

Pledge of Allegiance: Led by Select Board

Proclamation:
1) Proclamation recognizing the 50th anniversary of the founding of the Shining Sea Bikeway

Dr. Goldstone read the Proclamation into the record.

Recognition: Mr. Brown recognized Joan Kanwisher and others involved in the founding of the Bikeway.

Announcements: Mr. Mascali announced that Farming Falmouth will be holding the fourth in its series tomorrow evening from 6pm-7:30pm.

Town Manager's Report: None at this time.

Public Comment:

Mike Jackson, resident and Board member of the Chapoquoit Yacht Club, thanked the Board for considering the plans for use of the Town dock in West Falmouth to provide public access to the youth sailing program. There is no longer access to the harbor from Chapoquoit Island, which has grown increasingly private and exclusive. For the first time in generations, youth sailing in West Falmouth was suspended last year while developing a new plan. Harbor access is essential for both youth and adult sailing. CYC is a 501(c)3 community sailing organization. Membership is open for all ages. This is the only sailing organization in West Falmouth. The group continues to work diligently with the appropriate Town authorities to relaunch the youth program from sailing boats moored in West Falmouth. CYC will offer a local small scale sailing program, typically involving fewer than 12 children in total but which could grow to 20 children for the morning and 20 for the afternoon sessions, based on the capacity. Small and local means walking, biking, boating, and carpooling to get kids on the harbor, which will have minimal impact on parking and traffic. CYC has taught generations of youth sailors in the harbor and on the bay for more than 120 years. This is among the oldest sailing programs on the Cape. Children learn small boat handling skills and sailing safety skills, along with how to protect and value the harbor in the process.

Mr. Mascali noted that Item C. under Business is not a Public Hearing, but a renewal application. The Board will hear from the applicant, the Friends of Seacoast Shores Association, and then deliberate. There will be no additional public comment this evening, though the Board has received and reviewed numerous emails.

2. CONSENT AGENDA

a. Licenses

1) 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
Falmouth Raw Bar Inc. d/b/a Falmouth Raw Bar, 56 Scranton Avenue
Seasonal All Alcoholic Beverages Restaurant License and Common Victualler License
Quicks Hole Taquería, LLC d/b/a Quicks Hole Taquería, 28 Water Street, Unit C

2) Consider a vote to approve an amended annual Retail License Certification for 2026 for Falmouth Country Club, 630 Carriage Shop Road

3) Consider a vote to approve the application by Falmouth Community Veterans Center, 300 Dillingham Avenue for a Special One-Day Wine & Malt Beverages License for Saturday, April 18, 2026, from 4:00 pm to 9:30 pm.

4) Consider a vote to approve a Special One-Day All Alcoholic Beverages License for Heroes in Transition, Inc. for the RUCK4HIT event at the Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth, on Saturday, 4/25/26

5) Consider a vote to approve the application for a Change of Officers for 2026 by Falmouth Yacht Club, Inc. located at 290 Clinton Avenue, Falmouth.

6) Consider a vote to approve an application from Buzzards Bay Coalition for a Sunday Entertainment License for the Buzzards Bay Watershed Ride finish line event at the MBL Swope Center, 5 North Street, Woods Hole on Sunday, 10/4/26 from 1:00 p.m. to 5:00 p.m.

b. Administrative Orders

1) Consider a vote to approve and execute a Confirmatory Discharge of Mortgage for 60 Lucerne Avenue

2) Consider a vote to approve and sign the Land Disposition Agreements by and between the Town of Falmouth and Falmouth Housing Trust Inc. for the properties located at 20 Brigantine Drive and 21 Pheasant Lane

3) Consider a vote to approve a request from the Master Gardener Association of Cape Cod for a variance to Sign Code §184-20: Variances A through C and §184-32 A through C: Off-Premises Signs, for the placement of five off-premises promotional signs for plant sale at Cape Cod Fairgrounds on 5/16/26

4) Consider a vote to approve a request from Falmouth Theatre Guild for a variance to Sign Codes §184-32 and §184-30 for the placement of a sandwich board at the corner of Depot Avenue and North Main Street to advertise a theatrical production of "James and the Giant Peach".

~~5) Consider a vote to approve a request from Woods Hole Oceanographic Institution for a variance to Sign Code §184-37D Wall and Roof Signs and Sign Code §184-20 A- C Variance, for a temporary promotional building wall sign in excess of 8 sq. ft. on the Smith Laboratory high bay wall~~

6) Consider a vote to approve a request from Spohr Gardens Trust or a variance to Sign Code §184-20: Variances and §184-32: Off-Premises Signs for the placement of 10 off-premises sandwich-board signs advertising Daffodil Daze at Spohr Gardens, Fells Road, from April 12 to 26, 2026

7) Consider a vote to approve a request from Buzzards Bay Coalition for a variance to Sign Code §184-32 Off-Premises Signs for the Buzzards Bay Watershed Ride event signs in Woods Hole on Sunday, 10/4/26

8) Consider a vote to approve a request from the Juneteenth Community Celebration Committee for a variance to Sign Code §184-7: Placement and §184-32: Off-premises signs to hang 14 Juneteenth flags on the light poles on Main Street

9) Consider a vote to approve the petition of NSTAR Electric Company d/b/a Eversource Energy and Verizon New England, Inc. for permission to install a new JO pole to be labeled 206/45-75. This pole location is necessary to provide electric service to 55 Hall Lane in Falmouth.

10) Consider a vote to approve applying for small grant opportunity ($4,600) from the Massachusetts Division of Marine Fisheries for green crab removal on Cape Cod.

11) Consider a request from Cape Cod Guang Ping Tai Ji Quan Club for a waiver of the special event permit fee for the Tai Ji Practices on Saturdays from April - December 2026 at Marina Park from 9:00 - 11:30 a.m.

12) Consider a request from ArtsFalmouth, Inc. for a waiver of the special event permit fee for the Arts Alive event being held on the Library Lawn and Peg Noonan Park from Friday to Sunday, June 12 to 14, 2026

13) Consider a request from ArtsFalmouth, Inc. for a waiver of the special event permit fee for Artisans at the Harbor at Marina Park (band shell side) on Thursdays from June 25 to August 27, 2026 from 11:00 a.m. to 4:00 p.m.

~~14) Consider a vote to approve the Emerging Contaminants in Small or Disadvantaged Communities (EC-SDC) grant for conceptual design of the Ashumet Well - new source approval.~~

15) Consider a vote to approve a request from the Falmouth Police Department to accept a donation of $2000.00 from Bands for Badges as well as in-kind donations of dog food and treats and a 30% discount on K-9 related items from Falmouth Pet Center, in support of the Falmouth Police Department's reestablished K-9 Unit

Motion by Mr. Richardson: To approve the Consent Agenda, with the exception of Administrative Order Items #5 and #14, as presented. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

b. Administrative Orders

5) Consider a vote to approve a request from Woods Hole Oceanographic Institution for a variance to Sign Code §184-37D-Wall and Roof Signs and Sign Code §184-20 A- C-Variance, for a temporary promotional building wall sign in excess of 8 sq. ft. on the Smith Laboratory high bay wall

Mr. Reed recused himself from this item.

Motion by Dr. Goldstone: To approve Administrative Order Item #5. Second: Mr. Richardson.
Vote: Yes – 4 No – 0

14) Consider a vote to approve the Emerging Contaminants in Small or Disadvantaged Communities (EC-SDC) grant for conceptual design of the Ashumet Well - new source approval.

Dr. Goldstone stated that she would like additional information on this item. Matt Lanen, Water Superintendent, explained that additional funds from this grant will help expedite the process of the conceptual design to put the well back in service. The initial funds requested at Fall Town Meeting did not meet the full criteria to finish the project. This would consider all of the different parameters before conceptually designing a treatment facility, such as any chemical analysis needed, reviewing of the pump data, and review by an engineering firm. The grant is in the amount of $100,000.

Motion by Mr. Richardson: To approve Administrative Order Item #14. Second: Mr. Brown.
Vote: Yes – 5 No – 0

3. PUBLIC HEARINGS - 6:45 PM

a. Discuss and consider a vote to approve the application by Wicked Shuckers, LLC d/b/a Shuckers - 89 Water Street, Suite B1, for a Seasonal All Alcoholic Beverages Restaurant License, Monday through Sunday from 11:00 am to 1:00 am. A Common Victualler License has also been submitted. (10 minutes)

Dr. Goldstone read and opened the hearing at 6:53pm.

Mr. Johnson-Staub explained that the application is complete and no concerns were raised by the Fire-Rescue, Police, and Health Departments.

There was no public comment at this time.

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

Motion by Mr. Richardson: To approve the applications by Wicked Shuckers, LLC d/b/a Shuckers, 89 Water Street, Suite B1, for a Seasonal All Alcoholic Beverages Restaurant License and a Common Victualler License as presented. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

b. Discuss and consider a vote to approve applications by Gordon Hospitality, Inc. d/b/a Four Vines for a Transfer of an All Alcoholic Beverages Restaurant License to be exercised at 291 Main Street, Unit B, Falmouth, Monday through Sunday from 11:00 am to 12:00 am . A Common Victualler License application has also been submitted. (10 minutes)

Dr. Goldstone read and opened the hearing at 6:55pm.

Attorney David Lawler, representing the applicant, reviewed the proposed application.

There was no public comment at this time.

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

Motion by Mr. Richardson: To approve the application by Gordon Hospitality, Inc. d/b/a Four Vines for a Transfer of License of an All Alcoholic Beverages Restaurant License and a Common Victualler License to be exercised at 291 Main Street, Unit B, Falmouth, MA, as presented. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

4. BUSINESS

a. 7:05 PM - Report - Edward Marks Building Advisory Committee (15 minutes)

The Board heard a report from Barbara Weyand, Chair of the Edward Marks Building Advisory Committee.

b. 7:20 PM - Presentation - The Cape We Shape land protection initiative - Association to Protect Cape Cod (APCC) (15 minutes)

Mr. Andrew Gottlieb, Executive Director for the Association to Preserve Cape Cod (APCC), presented information to the Board concerning the new The Cape We Shape initiative. The Association to Preserve Cape Cod has launched The Cape We Shape, a new campaign to preserve the remaining undeveloped land that has been identified as priority natural resource areas based on its value to drinking water, water quality, critical habitat, and coastal resilience. About 50,000 acres of Cape Cod remain undeveloped and unprotected. Of those, 40,000 acres overlap with priority natural resource areas–lands within Zone II areas to wellheads and potential water supplies, wetlands and vernal pools and their protective buffers, state and local mapped core habitats of state-listed species and critical natural landscapes, and inland and coastal flood-prone areas.

c. 7:35 PM - Consider a vote to approve an application for renewal of a Seasonal All Alcoholic Beverages Club License, Common Victualler License, Entertainment License, and Sunday Entertainment License for Seacoast Shores Association, Inc., 7 Farview Lane (20 minutes)

Town Counsel O'Keefe explained that, at the public Select Board meeting on March 23rd, there was an agenda item for a renewal of an application to sell alcohol by the applicant, Seacoast Shores Association. Usually, renewals are rote and done as a matter of course, as long as the application is complete. However, at the March 23rd meeting, there were people who appeared in opposition to the renewal. Renewals are not hearings, so no notice was sent to the applicant to appear before the Board. The opposition was allowed time to speak as a matter of courtesy. However, because the applicant was not present, there was a matter of due process, as the applicant was not notified that there would be an opportunity to speak. Due to the procedural constraints in Chapter 138, the Board had limited options as it could not continue the matter with assent of the applicant who was not present. The appellant had five days from the date of notification of denial to file with the ABCC. Once the decision to deny the license was complete, it became clear that an appeal was filed with ABCC and she reached out to general counsel of the ABCC. The ABCC has retained jurisdiction but want this to be resolved at the local level. The ABCC wants the Board to make a decision tonight on the application. There is a hearing still scheduled for May 4th in case the Board cannot make a decision or decides to deny the renewal.

Town Counsel O'Keefe explained that the criteria for the Board to consider is limited to whether or not it will grant or deny the license. In terms of the considerations for any local licensing authority when reviewing an application for a license to sell alcohol, these include considering the public need, the appropriateness of the location, the character and suitability of the applicant, and the number of existing licenses. In terms of the public need and want, the Board should discuss if there a genuine demand for the establishment to serve alcohol in this proposed location. In terms of the appropriateness of the location, the Board should consider proximity to schools, churches, and/or residential neighborhoods. Also, whether there will be an impact on traffic congestion or noise concerns. In terms of character and suitability of the applicant, the Board should consider if the applicant is qualified and capable of holding a license. Finally, the Board should consider the desired density of alcohol licenses in the area. The Board is able to hear support and opposition for the license which may factor into the decision making. The Board should not consider anything outside of the criteria enumerated, which comes from the language of the statute, within decisions before the ABCC, and in some case law.

Mr. Mascali noted that the application includes other aspects in addition to the Alcoholic License, such as a Sunday Entertainment License, an Entertainment License, a Common Victualler License, and a Club License. He asked if the Board could parse these items out. Town Counsel O'Keefe noted that a Club License allows the license holder to limit access to the license premises to membership members only. Section 12 licenses are required to also hold a Common Victualler License. The Board could grant the Entertainment License without the Alcohol License, but generally all of these items go together as a package.

Mr. Brown asked about contradictory language in the bylaws. Town Counsel O'Keefe stated that these items are not before the Board in this case. These are not items that the Board has the jurisdiction to review or opine upon. Any information regarding deeds or private litigation are not part of this discussion. The private matters are for a court of competent jurisdiction to determine regarding whether the license can be operated.

Attorney Andrea McCarthy, representing the applicant, explained that in 2012, at the initial application for the liquor license, all of the documents that were required were submitted and reviewed by both the Town of Falmouth and the ABCC. The license was approved at that time and has been held for 14 years. It has come up for renewal every year and there has never been an issue with the Police, Fire, or noise complaints. Nothing has changed since 2012 when the license was first issued to Seacoast Shores. The objectors have no basis to challenge the original decision of the ABCC. Chapter 138, Section 23 governs the issuance and denial of liquor licenses. The opponents have no authority under the statute to seek a declaration that Seacoast Shores should be prohibited from selling alcoholic beverages Additionally, under 138 Section 16A, which governs the renewals of seasonal liquor licenses in Massachusetts, these are renewed automatically by the submission of the renewal application to the Town. This is all that should have been required to justify the renewal. In Massachusetts, a town cannot legally deny the renewal of a seasonal liquor license for no reason, as long as the application is filed timely, the license is seeking the same type of license for the same premises, and the fee is paid. The arguments made on March 23rd by the objectors should not be considered because they are outside the scope of the renewal of a seasonal liquor license. They are not applicable and they are completely irrelevant.

Attorney McCarthy stated that there is not one person on the list of the 27 households that signed the objector form within 300' of the clubhouse. The closest one is approximately 0.6 miles, or 3,100'. The objectors are from 27 households out of approximately 900 households in Seacoast Shores, with approximately 400 of those being members of the Association. There were many letters sent in support of the liquor license renewal. It is unfortunate that a small handful of people are causing discourse in the community. This is a community issue, not an issue that the Board should be dealing with. Eight of these people have filed suit in Barnstable Court which included an attempt to get rid of the license. The count was dismissed by the court. The same people then submitted the same argument to the Select Board and are attempting to use the Board to circumvent the court's ruling, which is inappropriate. In 2011, Seacoast Shores gathered commitments from its members to pay for the building of the new clubhouse. This plan was financially supported by at least five people who are now on the list to oppose the liquor license. They are no longer are active in the association community. Any failure to grant the license renewals would be financially devastating to the association. The restaurant, which includes the bar, is the financial engine which helped transform the area. The neighborhood dispute has no place before this Board. As all documents have been properly submitted in a timely fashion, the request is for the Board to vote in favor of the renewal of Seacoast's licenses.

Mr. Richardson stated that the Board should not police neighborhood matters and approve the license.

Pat O'Regan, representing the Friends of Seacoast Shores, explained that the group's mission is to advocate for inclusivity and fairness in the community. This is not a popularity contest, and all voices should be heard. Seacoast Shores is an Environmental Justice Zone. People in this community have two characteristics, one being that the median household income is under $50,000. The standard for the license is that it must have a public need and be in the public good. The Superior Court matter is still an active case. The Board has independent statutory discretion under Section 23 to reevaluate the license. Since its inception, the Seacoast has operated as a private resort in a residential zone. This is a densely populated neighborhood on a two mile long saltwater peninsula with one access point at a dangerous intersection. There is a pool, clubhouse, and tennis court. The applicant is looking to expand their operations outside the Seacoast Shores community, proactively seeking membership growth. The applicant has 51 employees, strongly indicating a resort that is being operated in a residential neighborhood. The applicant has put up a paywall. There is a lack of public need in this case. The financial instability of the liquor-based model demonstrates a lack of demand. This is not financially self-sustaining and there is no economic necessity for a liquor license. The charter states that it shall not include the right to apply for a liquor license. That charter has not been altered. The bylaws cannot overcome that. This is a deed restriction that runs with the land. There are unrestricted easement rights on that land but there is a paywall in place. In 2013, when the license was applied for, it was stated under the penalty of perjury that all the construction funds were raised with cash contributions from members, and that there was no other person or entity which made financial contributions or donations. These were marketed as the sale of investment shares and investment certificates. The applicant promised a return on investment as a nonprofit corporation. After collecting all the funds for investment shares, they required people to record investment certificates. While this was stated to be a neighborhood squabble, it goes to the legality of the operation. There is a practice of denigrating the neighbors, such as denying access to the Halloween party last October. 75% of the people do not have a voice. The applicant will convert, through this vehicle of the liquor license, this to a resort-style clubhouse. They will take away affordable housing, and they will turn it into an expensive resort.

Motion by Mr. Richardson: To approve Seasonal All Alcoholic Beverages Club License, Common Victualler License, Entertainment License, and Sunday Entertainment License for Seacoast Shores Association, Inc., 7 Farview Lane, as presented. Second: Dr. Goldstone. Vote: Yes – 5 No – 0

The Board took a two minute recess.

d. 7:55 PM - Status report on design of new police station at 100 Brick Kiln Road (20 minutes)

Boyd DeMello, Chair of the Police Station Advisory Committee, gave a status report update on the design of a new Police Station at 100 Brick Kiln Road. The conceptual site plan has been revised based on input from abutters and community members at the community forums in February and March. Schematic design has been completed. Cost estimates based on schematic designs are anticipated to be received as soon as April 17. In light of concerns related to funding the Town's operational and capital needs over the next 5-10 years, the Town Manager and project team are likely going to recommend that we seek approval of construction funds in the spring of 2027 so there is ample time for community conversations regarding the design, cost and tax implications of this project.

Mr. Johnson-Staub explained that the size of the facility is based on staffing projected over a 50 year period. If those staffing estimates were reduced, this would not end up saving much additional space in the building. The vast majority of the building being designed will be needed right at the outset. The first real cost estimates should be submitted in a week. Two cost estimating firms will be providing independent estimates and these will then go through a reconciliation process to get the best possible number. There will still be a significant contingency and variance between these numbers are the final cost. The project still has a preliminary number of a $65M construction cost, in addition to the $5M already borrowed within the levy limit and without a tax impact. Assuming a $65M borrowing amount, it is yet unclear if this would be borrowed over 20 years or 30 years, at 4%-5%. Those assumptions lead to an annual debt service of $4M-$6.5M per year. Depending on whether there would be level debt service or declining debt service, the annual debt service could be fixed over the life of the bond, or it could be a declining balance, creating additional debt drop off and reduced tax burden over the term of that bond. With the assumption of $4M-$6.5M per year and an estimated annual debt cost for the life of the bond, the tax rate would range from $0.17 to $0.30 per $1,000 of property value. The tax bill impact for the median single family home of $792,000 would be $135-$225 per year.

e. 8:15 PM - Discuss and consider a vote to appoint members to the Lawrence School Building Committee (10 minutes)

Mr. Johnson-Staub explained that the Board previously appointed a first tranche of members to this Committee. The School Committee has indicated that it would be supportive of a total of 13 members for the Committee. The Board is being asked to consider appointing five new members this evening. Seven Committee members were interviewed at a prior meeting.

There was agreement that the Committee should be asked about expanding the membership to 15 and/or including alternate members, due to the wide and experienced pool of applicants.

Motion by Mr. Brown: To appoint the following five members to serve on the Lawrence School Building Committee: Staci Jasin, Nancy Robbins Taylor, Skip Bandini, and Michael Duffany. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

Motion by Mr. Mascali: To appoint Thornton Lewis to serve on the Lawrence School Building Committee. Second: Dr. Goldstone.

Vote: Yes – 5 No – 0

f. 8:25 PM - Consider a vote to approve license agreement for Falmouth Commodores use of Guv Fuller Field (5 minutes)

Mr. Johnson-Staub explained that the Falmouth Commodores have been using Guv Fuller Field for home field games and practices for many years. The Town and the Commodores previously executed a memorandum of understanding (MOU) to outline the roles and responsibilities of respective parties. This MOU expired December 31, 2025. He explained that Town Counsel O'Keefe advises that a license agreement is a better method for addressing this situation than an MOU. A license is used for these transactions because the organizations are allowed to use Town property to the exclusion of other entities and it is contemplated that they will make some improvements to the property including affixing structures to the land. An MOU is simply a generalized term for an agreement and does not accurately describe the relationship between the Town and the licensees in these arrangements. The terms of the license agreement as presented do not substantially change the Commodores' access to these Town facilities or the extent of with one exception. In light of the Select Board moving its meetings to the Senior Center, the Town is requiring that the Commodores avoid scheduling home games on Mondays because the Commodores attendees fill all available parking spots at the Community Services campus. This issue has been thoroughly vetted with the Commodores and the language in the license agreement reflects a compromise that is workable for both parties.

Motion by Mr. Reed: To approve grant of license as presented. Second: Dr. Goldstone. Vote: Yes – 5 No – 0

g. 8:30 PM - Consider a vote to approve license agreement for Falmouth Youth Lacrosse use of George Gaspa Sports Complex (5 minutes)

Mr. Johnson-Staub explained that the Falmouth Youth Lacrosse Association has used this field for many years without entering a memo of understanding or license agreement. The Falmouth Youth Lacrosse Association has offered to provide some improvements to the athletic field it uses on Sandwich Road in the coming years. This agreement provides a legal framework to facilitate future improvements to be performed or donated by the Association. Any future improvements will require advance written approval and will be vetted by the Parks Division as well as the Recreation Director.

Motion by Mr. Reed: To approve grant of license as presented. Second: Mr. Richardson. Vote: Yes – 5 No – 0

h. 8:35 PM - Discuss and consider vote to amend Select Board meeting schedule for August 2026 (5 minutes)

Mr. Johnson-Staub explained that when the Falmouth Commodores have a home game at Guv Fuller Field, the parking lot serving the Recreation Center, Senior Center, Police Station and Human Services is fully utilized and additional parking at the Veterans Center at 300 Dillingham is also utilized. The Falmouth Commodores have agreed to adjust their schedule to avoid games on Mondays to the greatest extent possible. The Falmouth Commodores cannot control the dates for playoff games. In the event they qualify, games may be held on the first or second Monday of August. The Board is asked to consider moving the August 10th meeting to August 17th and the August 24th meeting to the August 31st. The first meeting in September is scheduled for September 14.

Motion by Mr. Reed: To approve the revised Select Board meeting schedule as presented.
Second: Mr. Richardson.
Vote: Yes – 5 No – 0

i. 8:40 PM - Discuss the potential for retail cannabis sales in Falmouth (10 minutes)

Mr. Johnson-Staub explained that at the annual town election held May 16, 2017, the following ballot measure was approved by a vote of 4,533 to 2,514:

> Shall the Town of Falmouth prohibit the operation of 1 or more types of marijuana establishments within the town and adopt the following bylaw relative to marijuana not medically prescribed to be included in the Code of Falmouth, Chapter 156, Peace and Good Order?

The procedure for authorizing the sale of marijuana for non-medical purposes would require approval of a Town Meeting article to change the zoning bylaw and a ballot measure to rescind the general bylaw.

Mr. Richardson explained that the politics and science behind marijuana have changed. It is on the regulations in Massachusetts. He has heard from a number of constituents across town and interested business owners that Falmouth would be a tremendous place to have a dispensary. Falmouth is losing tax revenue to nearby towns and missing out on a key percentage of revenue. The average person purchasing marijuana is currently a 60 year old woman, purchasing CBD gummies. The business model has completely changed from what it was ten years ago. He asked that the Town start this process now.

Mr. Mascali asked for revenue information from nearby towns with cannabis sales allowed. Dr. Goldstone stated that she would also like to hear from the Substance Abuse Commission and the Board of Health.

j. 8:50 PM - Discuss correspondence and media inquiry practices (15 minutes)

The Board discussed the current practice of responding to email correspondence and communications from members of the community, and best practices for enhancing that communication. Mr. Brown expressed concern with the generic automated response that is sent back to people who email the Board as a whole. He would also like the response back to the email to include all Board members, so that they know a response has been sent back. There was agreement to continue this discussion further.

k. 9:05 PM - Discuss the adoption of an Artificial Intelligence (AI) Use Policy (10 minutes)

Mr. Johnson-Staub explained that many municipalities and organizations are adopting policies regarding the use of artificial intelligence (AI). The purposes of these policies include establishing guardrails to avoid inadvertent disclosure of confidential information; setting guidelines to mitigate the potential for disseminating inaccurate, misleading or biased information; and encouraging safe use of AI to improve efficiency of municipal operations and service delivery and to enhance transparency and dissemination of accurate information. Sample policies adopted by the towns of Rockland and Brookline Massachusetts were included in the meeting packet for reference.

Mr. Richardson suggested considering banning or restricting data centers in Town as a future item.

Dr. Goldstone stated that both example policies are thoughtful, and she believes there will be a challenge in defining what AI is. There is a value to consider how the Town uses AI and making sure it is used as a support to human activity. AI should not be used to replace people.

l. 9:15 PM - Vote to execute May 19, 2026 election warrant (10 minutes)

Mr. Johnson-Staub reviewed the recommended approval of the election warrant.

Motion by Mr. Richardson: To approve May 19, 2026, election ballot as presented.
Second: Dr. Goldstone.
Vote: Yes – 5 No - 0

5. MINUTES

a. Review and consider a vote to approve minutes of meetings: February 25, 2026; March 9, 2026; and March 23, 2026

Motion by Dr. Goldstone: To approve the February 25, 2026; March 9, 2026; and March 23, 2026, meeting minutes, as presented. Second: Mr. Reed.
Vote: Yes – 5 No - 0

6. SELECT BOARD REPORTS: None at this time.

Mr. Brown explained that there was a meeting for the crosswalk improvements project at Route 28 and Route 151. This will be a simplified crosswalk improvement project. This will be a large improvement for the crosswalk safety features.

Dr. Goldstone stated that she is attending the Cape Coastal Conference.

Mr. Mascali stated that staff discussed a potential bus stop along Woods Hole Road with the DOT. He explained that the DOT has agreed to move this to a different location along the road, with thanks to Senator Fernandes.

Mr. Reed stated that, at the Board's financial meeting on the 27th, there was discussion regarding a temporary moratorium on all waiver requests until there could be discussion regarding a potentially updated policy. Also, he would like to receive the after action review from the winter recovery and an after action review of crisis communications both for the winter recovery and school safety.

7. FUTURE AGENDA ITEMS

- LGBTQ+ Sanctuary Town
- Discuss walkability improvements
- Discuss current Town website functionality and potential redesign
- Discuss 10-year spending on consultant fees
- Long-range financial planning discussion
- 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
- Meeting with new Steamship Authority General Manager Alex Kryska

8. ADJOURN

Motion by Mr. Reed: To adjourn at 9:50pm. Second: Dr. Goldstone.
Vote: Yes – 5 No - 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary