



Town of Falmouth Select Board
Regular Meeting

Monday, June 29, 2026, 6:00 PM
Old Silver/Surf Drive Program Room
Senior Center
780 Main Street, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:00 PM

2. EXECUTIVE SESSION - 6:00 PM

- a. M.G.L. c.30A s.21(a)(3) – to discuss strategy with respect to collective bargaining – United Federation of Police Officers, Local 151 (Police Lieutenants)

3. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Proclamations
 - 1) Proclamation - 250th Anniversary Plaque Dedication
 - 2) Proclamation - Honoring Ted (T. M.) Murphy
- d. Recognition
- e. Announcements
- f. Town Manager's Report
- g. Public Comment

4. CONSENT AGENDA - 6:35 PM

- a. Licenses
 - 1) Consider a vote to approve the application by Silver Beach Improvement Association for a Special One-Day Wine & Malt Beverages License to be exercised at the tennis courts at 6 West Avenue, North Falmouth on July 11, 2026, from 6:00 pm to 10:00 pm.
 - 2) Consider a vote to approve two applications by the Falmouth Historical Society, 55 Palmer Avenue, for Special One-Day Wine & Malt Beverages Licenses: a public cider tasting, "Inns, Taverns, & Cider in Revolutionary America" on 7/9/2026 from 4:00 pm to 6:00 pm and the "Champagne for the Campaign Fundraiser for the Wicks House" on 7/25/2026 from 5:00 pm to 8:00 pm.
 - 3) Consider the application by Historic Highfield, 56 Highfield Drive, for a Special One-Day All Alcoholic Beverages License, 7/31/2026 from 5:00 pm to 10:00 pm for the "Highfield Celebrates" gala.

- 4) Consider a vote to approve an application by Jacqueline's Antiques & Gifts, 17 Walker Street, for a Second-Hand Dealer License.

b. Administrative Orders

- 1) Consider a vote to execute the Land Disposition Agreement by and between the Town of Falmouth, Falmouth Housing Corporation, Affirmative Investments, Inc. and Falmouth Housing Trust, Inc. regarding the property located at 0 Locustfield Road.
- 2) Consider a vote to approve a request from the Waquoit Congregational Church for a waiver of the special event permit fee for the Annual Summer Bazaar to be held on Friday, July 10 and Saturday, July 11, 2026
- 3) Consider a vote to approve a request from the Falmouth Elks #2380 for a waiver of the special event permit fee for the 4th of July Bike parade at the Mullen-Hall School on Saturday, July 4, 2026 from 10:00 a.m. to 1:00 p.m.
- 4) Consider a request from Falmouth Farmer's Market for a variance to Sign Code §184-32-Off-Premises Signs for the placement of 17 off-premises lawn signs for the Falmouth Farmer's Markets held on Thursdays during the 2026 market season
- 5) Consider a vote to accept an FY26 Community Compact Grant- Municipal Fiber in the amount of \$27,900
- 6) Consider a vote to execute the Regulatory Agreement for the Habitat for Humanity of Cape Cod housing project located at 48 Benjamin Nyes Lane.
- 7) Consider a vote to execute the Quitclaim Deed transferring the property located at 20 Brigantine Drive to Falmouth Housing Trust, Inc.
- 8) Consider a vote to accept a donation from the Old Stone Dock Association in the amount of \$1,093.68 to the Beach Donations account for Surf Drive window boxes
- 9) Consider a vote to approve an expenditure in the amount of \$1,093.68 from the Beach Donations account to pay a Soares Nursery invoice for Surf Drive window boxes
- 10) Consider a request from Farming Falmouth for a variance to sign code §184-25-Freestanding Signs for the installation of a sign measuring 60" x 46" (19.17 sq. ft) at 578 Locustfield Road, as the sign exceeds the size permitted under the current Falmouth Zoning Bylaw for signs
- 11) Consider a request from Penzance Road Trust for a variance to sign code §184-32A-Off-Premises Signs-Town Property for the installation of a sign at the junction of Bar Neck Road and Gosnold Road
- 12) Discuss and consider the dissolution of the Short-Term Rental Advisory Committee

5. COMMITTEE INTERVIEWS - 6:40 PM

a. Interview and consider a vote to appoint committee members to regulatory boards:

- 1) Conservation Commission - David Kent, Elizabeth Gladfelter, Michael Beckerle
- 2) Historical Commission - Edward Haddad
- 3) Zoning Board of Appeals - James Morse, Anthony Petrucci

b. Interview and consider a vote to appoint committee members to non-regulatory boards:

- 1) Commission on Disabilities - Rhona Carlton-Foss
 - 2) Bicycle and Pedestrian Committee - Dennis Murtagh
 - 3) Community Preservation Committee - Michael F. Barrett, Ronald P. Klattenberg
 - 4) Energy Committee - DeWitt Jones
 - 5) Golf Advisory Committee - Patrick Morris, David Hom
 - 6) Shellfish Advisory Committee - Joseph A. Netto, David Velesig
 - 7) Water Quality Management Committee - Alan M. Robinson, Peter R. Walsh
 - 8) Waterways Committee - Mike Jackson, Scott J. Thrasher
- c. Consider a vote to reappoint committee members (non-regulatory) (uncontested seats)

6. PUBLIC HEARINGS - 6:45 PM

- a. Consider the application by King Kraken, Inc. d/b/a Romeo's for an Alteration of Premises - outdoor only - to its All Alcoholic Beverages Restaurant License, 75 Davis Straits. **(10 minutes)**
- b. Conduct a public hearing in accordance with M.G.L. c. 138 § 64 to determine if there are violations of the All Alcoholic Beverages Restaurant License issued to Falmouth Pier 37 Boathouse LLC d/b/a Pier 37 Boathouse located at 88 Scranton Avenue, Falmouth, MA. **(25 minutes)**
- c. Conduct a public hearing in accordance with M.G.L. c. 138 § 64 to determine if there are violations of the All Alcoholic Beverages Restaurant License issued to Falmouth Raw Bar Inc. d/b/a Falmouth Raw Bar located at 56 Scranton Avenue, Falmouth, MA. **(25 minutes)**

7. BUSINESS - 7:45 PM

- a. **7:45 PM** - Eversource update on the Falmouth TAP Substation Expansion Project **(30 minutes)**
- b. **8:15 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. for the housing project located at 0 Locustfield Road **(10 minutes)**
- c. **8:25 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 Corporation and Affirmative Investments, Inc. for the housing project located at 0 Locustfield Road. **(15 minutes)**
- d. **8:40 PM** - Consider a request from the Falmouth Housing Trust for a waiver of the Town permit fees associated with the permitting for the development of two affordable homes at 20 Brigantine Drive and at 21 Pheasant Lane **(10 minutes)**
- e. **8:50 PM** - Consider a request from The Compact of Cape Cod Conservation Trusts, Inc. on behalf of The 300 Committee for a conservation restriction at 44 Bittersweet Road, owned by the Bittersweet Farm Trust. **(10 minutes)**

8. MINUTES - 9:00 PM

- a. Review and consider a vote to approve minutes of meetings: May 18, 2026; June 1, 2026 and June 8, 2026

9. SELECT BOARD REPORTS - 9:05 PM

10. FUTURE AGENDA ITEMS - 9:10 PM

11. ADJOURN - 9:15 PM

Heather M. H. Goldstone, 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.