TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, MAY 18, 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; Jack Richardson; Colin Reed
Others present: Mike Renshaw, Town Manager; 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) Falmouth Chamber of Commerce - 2026 Outstanding Citizen of the Year

Mr. Mascali read the proclamation into the record.

Recognition: Mr. Mascali recognized that the Aldren Kindred of America selected Falmouth artist, author and community leader, Kaen Rinaldo, for the 19th annual Speak for Thyself Awards.

Dr. Goldstone recognized Reverend Nell Fields of Waquoit Congregational Church who was recently named a Commonwealth Heroine. Also, Wilson Smith who, on his 85th birthday, was recognized by State representatives for his longtime volunteer service for the Town of Falmouth. She also recognized Falmouth's three recent Police Academy graduates.

Mr. Brown recognized Laura Sitrin, Finance Director, for her work to the Town and wished her best of luck in her retirement. Also, this is National Department of Public Works Recognition Week, and he recognized the Town's DPW Department. Finally, May is Police Appreciation Month.

Mr. Mascali recognized Michael Palmer, the Town's 20+ year Town Clerk, for his retirement at the end of this month.

Announcements: Mr. Richardson announced that he would adjourn from the meeting from 7:05pm-7:25pm. He thanked Falmouth and the other Board members, as this is his final meeting with the Select Board.

Mr. Brown announced that there will be a celebration for the Shining Sea Bikeway on May 30th from 1pm-3pm. Also, Wednesday, May 20th from 6:30pm-8pm at Lawrence School is a Great Pond Phase 1 Sewer Project Property Owner Information Session with the Wastewater Superintendent regarding betterment fees.

Dr. Goldstone announced that tomorrow at 4pm and 7pm at the Library, the Solid Waste Advisory Committee will have an information session on the new trash cart programs.

Mr. Mascali stated that Mr. Reed is a new father.

Town Manager's Report: Mr. Renshaw recognized the new Fire Chief, Mr. Jeff Lewis. Secondly, he explained that there is a tremendous amount of information on the Public Works Water Division website regarding the current drought level conditions. The Town follows the Massachusetts Drought Management Plan, which is administered by the Executive Office of Energy and Environmental Affairs. Massachusetts also has a Drought Management Task Force. The Task Force makes routine recommendations to the Secretary of Energy and Environmental Affairs who, in turn, declares the drought conditions for Massachusetts. The Town's conditions recently went from a Level 2 significant drought to a Level 1 mild drought. The majority of the State is currently in a significant condition.

Public Comment:

Eleanor Ling, member of the Energy Committee, announced that a National Grid Customer Assistance event will be held on Wednesday, May 27th from 2:00-6:00 PM at the Gus Canty Community Center. The purpose of the event is to help Falmouth community members to manage their energy bills. Experts will be on site to help customers to explore options and determine eligibility for assistance.

Richard Dube, Blacksmith Shop Road, requested that a future agenda include a discussion on the enormous operating budget deficit that was part of the presentation by the Finance Director to the Finance Committee. This was originally presented to the Select Board on April 27th. The forecast shows an operating budget with a cumulative deficit for years 2026-2035 of $105,953,802. He also requested a future agenda item for a discussion of why Article 8 was not developed and presented to the Town Manager. He spoke with members of the Finance Committee who have no memory of being presented with such a plan. The purpose is to ensure the Town understands the issue and can identify solutions.

2. CONSENT AGENDA

a. Licenses

1) Consider the application by Cape Kids Treasures for a Second-Hand Dealer License.

2) Consider a vote to approve an application from Barnstable County Agricultural Society for a Special One-Day All Alcohol Beverages License for 7 days for the Barnstable County Fair, Cape Cod Fairgrounds,

1220 Nathan Ellis Hwy., East Falmouth from Monday, 7/20 to Sunday, 7/26/26

3) Consider a request for administrative approval of updated Floor Plans for Devour Artisan Eatery, LLC d/b/a The Rebel Room including an All Alcoholic Beverages Restaurant License, an Entertainment License, and a Sunday Entertainment License that were approved on May 4, 2026.

4) Consider a vote to approve an application from WM Cycling Events, Inc. for a Special One-Day Wine and Malt liquor license for the Really RAD Festival of Cyclo Cross at the Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth, Friday - Sunday, 10/23 - 10/25/25, from 11:00 a.m. 5:00 p.m.

5) Consider a vote to approve an application for a Special One-Day Wine and Malt liquor license from Shipwrecked LLC for the Shipwrecked/ASICS Falmouth Road Race After Party in the parking lot of Shipwrecked/The Heights Hotel, 263 Grand Ave., Falmouth on Sunday, 8/16/26 from 9:00 a.m. to 6:00 p.m.

6) Consider a vote to approve the application by Historic Highfield at 56 Highfield Drive for six (6) Special One-Day Wine & Malt Beverages licenses to be executed as follows: June 21, 2026 - 4:00 pm to 8:30 pm; July 1, 2026 - 7:00 pm to 8:30 pm; July 26, 2026 - 4:00 pm to 8:30 pm; August 2, 2026 - 4:00 pm to 8:30 pm; August 9, 2026 - 4:00 pm to 8:30 pm; August 23, 2026 - 4:00 to 8:30 pm

b. Administrative Orders

1) Discuss and consider the approval of the submission of a One Stop for Growth grant application in the amount of $1,200,000 for the construction of a new roadway and associated utilities in support of the proposed affordable housing development at 0 Locustfield Rd.

2) Consider a vote to appoint Inspectors of Animals: Catherine Poquette, Chloe Eressy, Molly Masson

3) 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.

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

3. PUBLIC HEARINGS

a. Consider a vote to approve an application from Barnstable County Agricultural Society for an Entertainment License and a Sunday Entertainment License for the Barnstable County Fair, Cape Cod Fairgrounds, 1220 Nathan Ellis Highway, East Falmouth from Monday, July 20 to Sunday, July 26, 2026 (5 minutes)

The Board opened the public hearing at 6:55 p.m.

Mr. Renshaw explained that Wendy Brown of the Barnstable County Agricultural Society has applied for an Entertainment License and a Sunday Entertainment License for the Barnstable County Fair to be held at the Cape Cod Fairgrounds from Monday, July 20 through Sunday, July 26, 2026. The hours of the Barnstable County Fair are from 12:00 noon to 10:00 p.m. The Barnstable County Fair has been held annually since 1844. The County Fair will have country bands and light rock bands on the Main Stage during the hours of 6:00 p.m. to 8:30 p.m. The applicant has provided a list of the bands scheduled to play and their performance times, along with an area map showing the location of the main stage, as well as other attractions. The Barnstable County Fair will have various amusements and grounds acts during the hours of 12:00 noon to 10:00 p.m.

Wendy Brown of the Barnstable County Agricultural Society explained that the intention is for family entertainment. The hours are Monday-Thursday to open at 4pm and closing the gates at 9:30pm and the midway at 11pm. Friday-Sunday, the hours are from 12pm-10pm.

There was no public comment at this time.

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

Motion by Mr. Brown: To approve the application submitted by the Barnstable County Agricultural Society for an Entertainment License and a Sunday Entertainment License for the Barnstable County Fair to be held at the Cape Cod Fairgrounds from Monday, July 20 through Monday, July 26, 2026. Second: Mr. Richardson.
Vote: Yes – 5 No – 0

b. Consider a vote to approve an application from Shipwrecked LLC for a One-Day Entertainment License and Sunday Entertainment License for the Shipwrecked/ASICS Falmouth Road Race After Party in the parking lot of Shipwrecked and The Heights Hotel, 263 Grand Avenue, Falmouth on Sunday, August 16, 2026 (5 minutes)

The Board opened the public hearing at 6:59 p.m.

Mr. Renshaw explained that Shipwrecked LLC submitted an application for a one-day entertainment and Sunday entertainment license on April 14, 2026. The Working Group recommended approval and for the applications for the one-day wine and malt liquor license and entertainment license to move forward for Select Board approval. The music will consist of live entertainment. The music will be lightly amplified during the race but will not infringe upon the proceedings of the road race.

Bill Coyne, 9 Nantucket Avenue, stated that it seems extreme to have live music at 9AM when generally finishing public does not reach the Heights until closer to 11AM or so. He asked that the time be changed from 9AM to 11AM for music. As the area clears out by 4PM, he also requested that the end time be changed from 5PM to 4PM. The music is an impediment to those who live nearby.

Alex Khan, Shipwrecked owner, stated that the road race will be starting an hour earlier, and he believes music should start around 9AM as people are arriving. He is fine with the music ending at 5PM. This is one of the Town's largest marketing events.

Mr. Brown asked if the music can be turned down during the early hours. Mr. Khan stated that this is the intention. He works to be a good neighbor.

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

Motion by Mr. Richardson: To approve the application from Shipwrecked LLC for a One-Day Entertainment License and Sunday Entertainment License for the Shipwrecked/ASICS Falmouth Road Race After Party in the parking lot of Shipwrecked and The Heights Hotel, 263 Grand Avenue, Falmouth on Sunday, August 16, 2026, as presented. Second: Mr. Reed.
Vote: Yes – 5 No – 0

Mr. Richardson adjourned himself from the meeting until 7:25pm.

c. Consider the request from the Friends of Falmouth Bikeways to name the Shining Sea Bikeway Extension from downtown to North Falmouth as the "Patty and Leonard Johnson Bikeway Extension" and to place a plaque in their honor (10 minutes)

The Board opened the public hearing at 7:07 p.m.

Mr. Renshaw explained that the naming was initiated February 11, 2025 by representatives of the Friends of Falmouth Bikeways. The reasons given for honoring Patty Johnson and Leonard Johnson are described in the supporting information provided by the naming sponsors when the nomination was first made in 2025. The Select Board designated Bob Mascali to seek input from Town staff and committees with oversight of the Shining Sea Bikeway. At the Select Board meeting on May 4, Chair Mascali reported on the information he gathered, and the Board voted to schedule and advertise a public hearing for Monday, May 18 to seek input from the community. Following the hearing, the Board may vote to name the public facility or place as requested. A vote of four (4) members of the Select Board shall be required to approve a naming request.

There was no public comment at this time.

Motion by Mr. Reed: To close the public hearing. Second: Dr. Goldstone.
Vote: Yes – 4 No – 0

Motion by Mr. Reed: To approve the request from the Friends of Falmouth Bikeways to name the Shining Sea Bikeway Extension from downtown to North Falmouth as the "Patty and Leonard Johnson Bikeway Extension" and to place a plaque in their honor. Second: Dr. Goldstone.
Vote: Yes – 4 No – 0

d. Discuss and consider a vote to approve the application by The Old Casino, LLC d/b/a The Old Casino for a Transfer of License of an All Alcoholic Beverages Restaurant License to be exercised at 286 Grand Avenue, Suite 9, Falmouth, Monday–Sunday from 8:00 am to 11:00 pm. An Entertainment License, Sunday Entertainment License, and a Common Victualler license with hours of 7:00 am to 11:00 pm have also been submitted. (10 minutes)

The Board opened the public hearing at 7:10 p.m.

Mr. Renshaw explained that a Common Victualler License application was received on March 13, 2026. The Transfer of License and Entertainment/Sunday Entertainment License applications were not ready. The Town Engineer's office provided a House Number Assignment Change on March 20, 2026. The license address should be corrected to 286 Grand Avenue, Suite 9, in accordance with this change. Floor Plans were approved by the Building Commissioner, Town Planner, and Health Agent on March 25, 2026. An application was received on May 4, 2026.

Kevin Klauer, representing the applicant, explained that this site has been a restaurant location for decades and, since being razed and rebuilt in 2006, has continued operations as a restaurant, most recently as The Wharf. The property is currently owned by Mr. Khan, who purchased it just over two years ago and has decided to undertake operations himself in order to complement his existing business at Shipwrecked. Mr. Khan has owned and operated Shipwrecked since 2021 and has been a great corporate citizen. The applicant is not seeking to alter the operations as they have existed in any meaningful way, effectively assuming operations from the prior owner.

Mr. Klauer stated that the hours of operation will remain the same. The restaurant will keep the same number of seats, in alignment with the historic use of the property. Valet parking will continue in the same lot.

There was no public comment.

Motion by Dr. Goldstone: To close the public hearing. Second: Mr. Reed.
Vote: Yes – 4 No – 0

Motion by Dr. Goldstone: To approve the application by The Old Casino, LLC d/b/a The Old Casino for a Transfer of License of an All Alcoholic Beverages Restaurant License to be exercised at 286 Grand Avenue, Suite 9, Falmouth, Monday–Sunday from 8:00 am to 11:00 pm. Second: Mr. Brown.
Vote: Yes – 4 No – 0

e. Discuss and consider a vote to approve the applications by The Old Casino, LLC d/b/a The Old Casino, 286 Grand Avenue, Suite 9, Falmouth, for Entertainment and Sunday Entertainment Licenses, Monday-Sunday, 10:00 am to 10:00 pm. Applications for a Common Victualler License and Transfer of an All Alcoholic Beverages Restaurant License have also been submitted. (10 minutes)

The Board opened the public hearing at 7:16 p.m.

Mr. Renshaw explained that the Building Commissioner has approved a Floor Plan for entertainment. An application was received on May 4, 2026. The proposed premises address must be updated in accordance with the Town Engineer's House Number Assignment Change in compliance with Town policy to 286 Grand Avenue, Suite 9, Falmouth.

Kevin Klauer, representing the applicant, explained that entertainment is proposed to be allowed from 10am-10pm Monday-Sunday. This is meant for indoor entertainment and as a supplemental use to the restaurant use.

In response to a question from Mr. Brown, Mr. Klauer explained that The Old Casino is only the name and not a use of the property at this time.

Linda Newman, Unit 7, expressed concern about the parking. There has been a valet when the business is busy. There can be issues with residents being able to access their parking area. The restaurant and underground parking share a driveway.

Alex Kahn, owner, stated that there are two dedicated valet parking spaces in front of the building. There is also a dedicated lot behind Shipwrecked. He has a contract with the company who plans to do the valet parking. There are ten parking spaces for the residents that will not be used by patrons.

William Senné, a Board member of the Casino residences asked about feedback from the neighborhood regarding the integrated two-story design. Mr. Klauer stated that the two-story design has been in place for a number of years since Mr. Kahn took over. There was not a formal public input process but mostly feedback solicited by the owner.

An abutter asked about the nature of the new restaurant and the entertainment plan. The area is 99% residential and he would like to make sure this is respectful to abutters. Mr. Klauer stated that the intention is to make the use a more informal atmosphere. The first floor is beach music, and the second floor is function space with music during various hours. The music is not intended to be loud.

Mr. Richardson rejoined the meeting.

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

Motion by Mr. Reed: To approve the applications by The Old Casino, LLC d/b/a The Old Casino, 286 Grand Avenue, Suite 9, Falmouth, for Entertainment and Sunday Entertainment Licenses, Monday-Sunday, 10:00 am to 10:00 pm be approved as presented.
Second: Mr. Brown.
Vote: Yes – 4 No – 0 Abstain - 1

4. BUSINESS

a. 7:25 PM - Presentation and update from Farming Falmouth (15 minutes)

Jess Kowal, Executive Director Farming Falmouth, presented an update. She explained that over the course of four community conversations, Farming Falmouth brought together farmers, educators, business owners, service providers, volunteers, and residents to discuss the future of Falmouth's food system. These sessions explored five interconnected topics: farmland preservation, support for growers, local food infrastructure, equitable food access, and food education. Several clear themes emerged across all sessions: Falmouth Needs a Coordinated Food System Strategy; Farmland Preservation Alone Is Not Enough — Land Must Remain Active; Supporting Local Farmers Requires Shared Infrastructure and Workforce Development; Food Access Is About Transportation, Trust, and Relationships; and Food Education Emerged as the Strongest Area of Consensus. These conversations demonstrated strong public interest in building a healthier, more resilient, and more connected local food system. While many challenges are structural and long-term, participants also identified numerous low-cost, actionable opportunities that could begin immediately through partnerships, coordination, and targeted policy support. At its core, the process revealed that residents see food not simply as an agricultural issue, but as a community issue — connected to public health, education, housing, environmental stewardship, economic development, and quality of life in Falmouth.

b. 7:40 PM - Update from the 250th Anniversary Task Force (10 minutes)

Mr. Renshaw explained that the Task Force was established by the Select Board to organize events to commemorate the 250th anniversary of the United States of America. The Falmouth 250 will encourage, educate and celebrate the 250th anniversary of the signing of the Declaration of Independence on July 4, 1776 from 2025 to 2026 in Falmouth. The following activities are anticipated: develop a comprehensive plan for celebrating the 250th anniversary; coordinate events with the Falmouth School District and local Historical Societies; provide opportunities for citizens and local organizations to participate in all events; coordinate the Town's events with local, state, regional, and federal levels; identify funding needs and potential funding from public and private sources; and advise the Town Manager and Select Board through the Liaison, and provide a Summary Report.

There was discussion regarding the July 1st observance to dedicate the 250th commemorative marker and accompanying brass plaque on the bluff in Falmouth Heights at 10AM.

c. 7:50 PM - Presentation and Discussion of Great Pond Phase 1 Sewer Betterment Assessment (15 minutes)

Amy Lowell, Wastewater Superintendent, reviewed the betterment policy, which was approved by the Select Board at its meeting on July 28, 2025. With assistance from the Assessors, Planning, Building and Conservation Departments, sewer equivalent units (SEUs) have been assigned to the parcels in the Great Pond Phase 1 sewer area, in accordance with the Select Board's July 2025 betterment policy. There are a total of 799 properties (including residential condominium properties) in the service area. Single family residential properties and residential condominium properties, were each assigned 1 SEU. In addition, commercial properties with water use less than or equal to 135 gallons per day were each assigned 1 SEU. A total of 749 properties were assigned 1 SEU. There are four Town-owned properties in the sewer area that were not assigned a betterment: three vacant parcels and the school administration building parcel. One state-owned property was not assigned a betterment because it is a drainage parcel. An additional 25 undeveloped properties in the service area were not assigned a betterment because they are deeded open space or drainage or recreation, or because they are considered undevelopable due location in a natural resource area and in some cases also due to a lack of frontage/access. The remaining 20 properties were assigned > 1 SEU. Of these, some are multi-family housing or motels, which were assigned 0.25 SEU per bedroom. One, 0 Broken Bow, was assigned a betterment based on the number of bedrooms in the development plan currently under review by the ZBA. Some are commercial establishments, assigned a betterment based on the property's average water use over the past 3 years, divided by 135 gallons per day. The combined commercial/residential use properties were assigned a betterment based on water use, if the water is not metered separately between the commercial and residential uses onsite. Where the commercial and water use are metered separately, the combined commercial/residential properties were assigned SEUs based on water use by the commercial use plus SEUs based on the number of bedrooms in the residential use. The properties with the highest SEUs in the sewer area were apartment complexes and motels. The resulting total number of sewer equivalent units (SEUs) for the sewer service area is 848.25, which is 18.25 more than estimated in July 2025.

The total project cost is approximately $50M. This is about $10M less than the originally estimated total project cost of $60M, primarily because the collection system construction bid cost was lower than estimated, but also because of a reduced construction engineering cost. This change reduced the cost to be paid by property owners via betterments by about $8M and the cost to be paid by the Town by about $2M. It reduced the Town's cost less because the bid price was significantly lower than estimated for collection system construction, which is to be split between the betterment and the Town, whereas the bid price was similar to the estimated for lift station and force main construction, which is to be paid entirely by the Town.

Based on the lower total project cost estimate and the greater total number of SEUs, the estimated cost per SEU, $17,379 is approximately $7,000 lower than the estimate provided last July. Betterments may be paid by the property owner in full or they may be apportioned over 30 years at 0% interest. Therefore, Table 2 shows the cost per SEU per year if the betterment is paid over 30 years at 0% interest. Owners of properties assigned one SEU would pay $579/year if they paid over 30 years. Owners of properties assigned more than one SEU would pay a multiple of that value. A letter will be sent this week to owners of all properties in the service area stating the number of SEUs and betterment amount assigned to their property and notifying them of a Great Pond Phase 1 Sewer Project Property Owner Information Session, scheduled for Wednesday May 20th at Lawrence School, from 6:30 to 8:00 pm.

After the May 18th and May 20th meetings, it will be determined whether an additional Select Board meeting/discussion is needed before the betterment hearing can be scheduled. The betterment plans will then be prepared, including updating the owner address information on the betterment list, and preparing an Order of Assessment. A Select Board public hearing will be scheduled regarding the betterment, and a notice sent to all properties to be bettered via certified mail. The betterment hearing will be held, at which the Select Board will vote to sign the order and send the order to the Barnstable Registry of Deeds for recording. After the project is complete (expected late 2027) the Select Board will vote to certify the final SEU value (cannot be higher than that in the Order but can be lower if the total project cost is lower).

Dr. Goldstone noted the importance of the $10M total project reduction. The project seems to be going well so far. Ms. Lowell noted that the grinder pump policy decision could impact the overall project cost, but only by reducing it further.

Mr. Reed suggested a future financial discussion regarding the sewer, as it is very complex and involves various exemptions. It needs to be clear what is coming from the taxpayers' pockets.

d. 8:05 PM - Discuss the Eversource Falmouth TAP Substation Project and consider a vote to submit an intervenor's petition to the Energy Facilities Siting Board (20 minutes)

Mr. Renshaw explained that two presentations were previously held on this topic, including one on the 14th by the Energy Facilities Siting Board. During that meeting, there were many suggestions made as to things that could help to lessen the impact to neighbors from this project. He believes that Eversource has failed to make any of those changes at this time.

Town Counsel O'Keefe reviewed the intervenor's petition. This is a petition to intervene before the procedure before the EFSB in which Eversource is seeking certain waivers from Falmouth's zoning bylaws in order to construct the TAP Substation. Eversource is seeking waivers for: substation/public utility use in an Agricultural AA District, substation/public utility use in a Water Resource Protection Overlay District, site plan review for Wildlife Corridor Overlay District, site plan approval, dimensional controls for accessory structures, permitting of temporary structures, site plan review of landscaping plan, earth removal limitations, and certain performance requirements related to construction. The Town can intervene in the proceedings before the EFSB. The EFSB will weigh the following in making the discretionary decision to allow a party to intervene: the scope of the proceeding, the nature of the petitioner's interests, whether the petitioner's interests are unique and cannot be raised by any other petitioner, the potential effect of the petitioner's intervention on the proceeding and the nature of petitioner's evidence. The deadline to file Motions to Intervene is Friday, May 29, 2026. The Town's rights are inherent in this project and so a petition to intervene would almost certainly be granted.

Mr. Richardson noted the Eversource has not made any of the changes suggested during the hearings on this topic. Eversource recently posted earnings of $1.69B which is double what they did last year. It is unclear why changes cannot be pursued for this project, as Eversource is making record profits and has the money to do so. Neighbors need to be listened to.

Motion by Mr. Richardson: To authorize Town Counsel to file a Motion to Intervene.
Second: Mr. Mascali.
Vote: Yes – 5 No - 0

e. 8:25 PM - FCTV update on the digital navigator project (10 minutes)

Mr. Renshaw explained that. following receipt of an approximately $85,000 grant from the Massachusetts Broadband Institute on September 29, 2025, the Town issued a Request for Proposals (RFP) from qualified entities to manage the Town's first digital navigator project. Following an extensive review of submitted proposals, on November 14, 2025, the Town awarded a contract for the provision of digital navigation services to Falmouth Community Television Corporation, Inc. Per the terms of the services agreement, FCTV submitted a mid-term report on April 17, 2026. which outlines the outstanding efforts and progress being made to date. Digital Navigator Programs aim to bridge the digital divide in communities. These programs provide a wide variety of important services, including one-on-one support, training, and access to technology and help individuals access the Internet, set up devices, and use online services effectively.

FCTV Chief Executive Officer Debby Rogers updated the Board on the Digital Navigator Project. As the project was originally scheduled to begin in September 2025 but was delayed due to the selection process, with formal agreement received on December 16, 2025, the request is that the Town extend the project end date to December 15, 2026.

f. 8:35 PM - Discuss and consider adoption of the Select Board FY23-FY27 Strategic Plan (25 minutes)

Mr. Renshaw explained that the Select Board reviews and updates the five-year strategic plan on an annular basis. For the past two years, this review process has involved a single workshop session, facilitated by the Town Manager, typically conducted in the late summer. Following the review and revision process, the Select Board has typically approved and adopted the reviewed strategic plan document in late fall each year. The most recent revised strategic plan was adopted on October 21, 2024. For the 2025/2026 revision process, the Select Board opted to retain the services of the Collins Center from the University of Massachusetts Boston. Representatives from the Collins Center scheduled a series of three Saturday workshops with the Select Board that were held on September 20, November 22, and December 6, 2025. One of the primary objectives of the workshops was to produce a streamlined strategic plan comprised of the following seven Key Strategic Priority Areas, as well as creating more objective, measurable goals and milestones within each focus area:

o Housing
o Energy & Sustainability
o Financial and Economic Stability
o Health and Public Safety
o Management of Coastal/Natural Resources and Infrastructure
o Organizational Effectiveness & Community Engagement
o Water, Water Conservation, Wastewater & Solid Waste Management

Dr. Goldstone suggested that under the focus area that includes protecting farmland, there should be an action to convene discussions and determine specific goals for farmland protection. Also, she would like to extend the end date of the Strategic Plan by one more fiscal year, to end FY28. In order to initiate the next year five year cycle to align with the end stages of the Town's comprehensive planning process. Mr. Mascali stated that he would prefer to start anew in FY27 as opposed to using this one as a base and extending it by a year. Mr. Renshaw suggested that the Board consider extending the current plan for a year in order for the two processes to dovetail one another.

Mr. Brown suggested changing the order of the prioritized list and putting Financial and Economic Stability at the top. Also, he felt that the process with the consultant was a bit too much geared toward assembly of the plan instead of details within the plan. Mr. Mascali noted that he does not believe the focus areas are in a prioritized order. Mr. Brown stated that he believes they should be and he believes Financial and Economic Stability should be the top priority. Mr. Renshaw suggested that the priority areas should be teased out by the Board during the community input process.

Mr. Richardson stated that he likes that more of the goals were made more actionable. He agreed that one more session would be appropriate as part of the process in order to iron out additional details.

Mr. Reed stated that he believes the document should be approved as presented and the Board should move on. He suggested that management draft an enterprise risk management evaluation proposal with community input and that is data driven in order to help determine the local comprehensive plan and the strategic plan.

Motion by Mr. Reed: To adopt the revised Select Board FY23-FY27 Strategic Plan with Dr. Goldstone's proposed amendments. Second: Mr. Mascali.
Vote: Yes – 5 No - 0

g. 9:00 PM - Update on Diversity, Equity, and Belonging (DEIB) activities and discuss town management's proposal to retain a consultant (20 minutes)

Susan Lumping, Human Resources Director, updated the Board on a number of DEIB activities. The Select Board Strategic Plan contains a number of references to diversity, equity, inclusion and belonging:

- o Provide DEIB training for the management team and then for all employees, tailored to the findings of the Readiness Survey.
- o Review Town policies, procedures, and job descriptions and update as necessary according to DEIB best practices.
- o The Human Resources Director will continue to participate in the Falmouth Community DEI Coalition.
- o Continue to host a Town Pride Celebration during Pride month.
- o Continue to support International Persons with Disabilities Day sponsored by the Commission on Disabilities.

- o Support Falmouth Juneteenth celebrations and activities.
- o Fill Town vacancies, especially Finance Director and DEI Officer

The request is to seek proposals from qualified consultants, firms, and organizations that have experience developing strategic plans with a focus on DEIB in order to assess the Town's existing integration of DEIB principles and to create a DEIB Strategic Plan for the Town.

Mr. Renshaw explained that he would like to obtain the Board's support for this proposed process to obtain a DEIB consultant.

Dr. Goldstone stated that the believes the focus of the scope of work is good and explains that this is a service-based organization that is looking to help staff determine how best to interface with the community in a way that reflects and upholds the Town's values.

Mr. Brown asked about an RFQ versus an RFP. Mr. Johnson-Staub stated that he believes the scope does well to identify what is being sought and a two-step process may not result in a better outcome.

Dr. Faiman-Silva explained that, as the original proponent of the motion in June 2021, the DEIB position was on its last legs. Then, Town Meeting voted to fill the position. In the interim, the position has transformed to serve a small subset of the Town's vibrant population. This is more than training employees in Town Hall. There is work to do in various Town communities and service areas. She suggested that the Board review the job description for the position and make sure it reference the entire Town of Falmouth, not just Town Hall.

Dr. Goldstone stated that she would like to be realistic as to what a Town Hall employee is and can do. No employee of this Town can solve the social ills of the Town. Town employees are not just in Town Hall but throughout the community. A DEIB consultant can help ensure that employees are having the largest impact within the broader community. It is not realistic to believe that any Town employee will solve these issues throughout Town and that viewpoint could be why some recruitments in the past have not been successful.

Mananjo Jonahson, Chair of the Diversity, Equity, Inclusion & Belonging Committee, stated that she believes this is a movement in the right direction. The Committee sent a memo to the Board which was not addressed. The comments in it include that, if the Town elects to proceed with a consultant approach, the Committee recommends to shorten the proposed timeline from 18 months to 12 months; to require the consultant to provide a clear roadmap for hiring and retaining a DEIB officer as a deliverable; and to require the consultant to assess the risk and impacts of failing to establish and retain the DEIB officer.

Mr. Richardson suggested that the motion include the Committee's recommendations. Mr. Mascali stated that he would like the motion to move forward as originally drafted.

Motion by Mr. Reed: To support Town Manager's proposal to retain a DEIB consultant.
Second: Mr. Mascali.
Vote: Yes – 4 No – 0 Abstain - 1

h. 9:20 PM - Update on the Cape Cod Country Club solar project (10 minutes)

Mr. Johnson-Staub explained that a private developer, PureSky Energy, is pursuing a large-scale, ground-mount solar array on the property located at 48 Theatre Drive that presently operates as the Cape Cod Country Club golf course. This sale was initiated by the owner, not the Town. The developer proposes to donate the entire property to the Town and lease it back from the Town. PureSky Energy will own and operate the 23.3 Megawatt Direct Current solar array and battery energy storage system. The November 2025 Town Meeting authorized the Select Board to acquire the property from the owner as a gift and to petition the Massachusetts legislature for special legislation to approve a procurement process appropriate for this transaction. Town Counsel has filed the special legislation, and it is working its way through the legislative process with the assistance of the Falmouth's state legislative delegation. The Planning Board approved a site plan for the solar array and battery energy storage system on April 14, 2026. A staff team is in the process of negotiating five agreements related to this transaction:

- o Land lease
- o Payment in Lieu of Taxes agreement - for personal property not real estate
- o Decommissioning agreement - provides for removal of solar installation at the expense of the owner of the solar array
- o Donation agreement - lays out the terms for the solar developer to donate the property to the Town
- o Alternative On-Bill Credit Purchase Agreement - provides an annual subsidy from the owner of the solar array to the Town to offset electricity costs.

The Town has retained attorney Jennie Merril of Harrington Heep as outside legal counsel for this project. Attorney Merril brings expertise in complex procurement and municipal real estate matters. The Town issued a bid to retain a consultant with expertise in the appraisal of energy generation facilities to provide a report on the assessed value of the real and personal property for tax purposes, and to provide a report on the appraised value of the property for the purpose of negotiating the terms of the lease. Preliminary values should be received from the appraisal consultant in August. Negotiations on all four agreements will not be finalized until sometime after August. In the interim, the two sides are working on the form of agreements. Staff will provide additional updates prior to bringing the lease to the Select Board for execution.

The Community Shared Solar requires that a percentage of the subsidies will go to low-to-moderate income residents, and to residents of all income streams. These are mandated under the financing the developer is pursuing for the project.

John Druley, representative to the Cape Cod Commission, stated that PureSky intends to purchase 145 acres of land and donate 138 of the acres to the Town. He asked that the negotiations work to try to persuade the developer to allow the additional approximately 7.5 acres to be used as a location for an affordable housing project or farmland. It is unclear why this area is being kept from the donation to the Town. Mr. Brown stated that this was asked of the developer and it appears this was a missed opportunity earlier in the process.

i. 9:30 PM - Discussion and vote to approve the issuance and details of a loan from the Massachusetts Clean Water Trust and sign related closing documents (10 minutes)

Mr. Renshaw explained that Town Meeting approved the issuance of $60,000,000 in debt for the construction of the Great Pond Phase 1 Collection and Recharge project at the April 7, 2025, Town Meeting and Voters approved it at the May 20, 2025, Annual Town Election. Construction bids on the project came in lower than anticipated. The Select Board is being asked to consider and approve two Interim Loan Notes in the amounts of $37,011,305 and $4,285,000 between the Town of Falmouth and the Massachusetts Clean Water Trust (MCWT) to finance the MCWT eligible portion of the costs of the project. The Interim Notes and Certificate were prepared by the Town's bond counsel. The notes will be issued at 0% interest and are eligible for an additional subsidy in the form of principal forgiveness. The project is currently underway, and funding is needed to pay the contractor(s).

Dr. Goldstone read the following statement into the record:

"I, the Clerk of the Select Board of the Town of Falmouth, Massachusetts, certify that at a meeting of the board held May 18, 2026, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was passed, all of which appears upon the official record of the board in my custody:

VOTED: (1) that the Town shall issue a bond or bonds in an aggregate principal amount not to exceed $60,000,000 (the "Bonds") pursuant to Chapters 29C and 44 of the General Laws and a vote of the Town adopted on April 7, 2025 (Article 15) and excluded from the limitations of Proposition 2½ (so-called) by a vote of the Town passed May 20, 2025 (Question 1), for planning or construction of sewers and other water pollution control abatement infrastructure (the "Project");

(2) that the terms of the Financing Agreements between the Town and the Massachusetts Clean Water Trust (the "Trust") (together, the "Financing Agreement") and the Project Regulatory Agreements between the Town and the Department of Environmental Protection of The Commonwealth of Massachusetts ("DEP") (the "Project Regulatory Agreement"), each relating to the Notes and the Bonds are hereby approved;

(3) that in anticipation of the issuance of the Bonds the Treasurer is authorized to issue an interim loan note or notes (the "Notes") from time to time in an aggregate principal amount not to exceed $60,000,000;

(4) that each Bond or Note shall be issued as a single registered security, and sold to the Trust at a price determined pursuant to the Financing Agreements;

(5) that the Treasurer is authorized to determine the date, the form, the

maximum interest rate and the principal maturities of each Bond and Note,

and to execute Financing Agreements with the Trust with respect to the sale of the Bonds and Notes, such date, form and maturities and the specific interest rate or rates of the Bonds and Notes to be approved by a majority of the Select Board and the Treasurer and evidenced by their execution of the Bonds or Notes;

(6) that any certificates or documents relating to each Bond and Notes (collectively, the "Documents"), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a ".pdf" file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures;

(7) that all action taken to date by the Town and its officers and agents to carry out the Project and its financing, including the execution of any loan commitment or agreement by the Treasurer, are hereby ratified, approved and confirmed; and

(8) that the Treasurer and the other appropriate Town officials are each hereby authorized to take any and all actions necessary or convenient to carry out the provisions of this vote, including execution and delivery of the Financing Agreements and the Project Regulatory Agreements relating to the Project.

I further certify that the vote was adopted at a meeting open to the public, that no vote was taken by secret ballot, that notice stating the place, date, time and agenda of the meeting (which agenda included the adoption of the above vote) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decisions in connection with the sale of the Bonds or Notes were taken in executive session, and that the official record of the meeting was made available to the public promptly and remains available to the public, all in accordance with G.L c.30A, §§18-25, as amended. I further certify that the vote has not been amended, supplemented or revoked and remains in effect on this date."

Motion by Mr. Richardson: To approve the Legal Form of Vote prepared by bond counsel which needs to be read into the record. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

j. 9:40 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)

Mr. Renshaw explained that on October 29, 2025, the Select Board, as Trustees of the Falmouth Affordable Housing Fund, voted to award Bushwood 545, LLC - Michael Galasso Manager - a financial award of $3,400,000 from the Falmouth Affordable Housing Fund for a housing project located at 545 Main Street. These Town funds have not been disbursed to the developer because the developer did not meet the requirements for closing on the purchase of the property. The Purchase and Sale Agreement between Bushwood 545, LLC and the owner of 545 Main Street has now expired. On April 14, 2026, the owner of 545 Main Street entered into a Purchase and Sale Agreement with a different developer - Falmouth Housing Corporation. This Agreement is included in the meeting packet. On May 4, 2026, the owner of the property, the Mamary family, sent an email to Mr. Galasso stating in part, "...the Mamary Family and the Seller will not entertain any further proposals, assignments or involvement by you or your affiliates with respect to the Property or any related transaction. This position is final and non-negotiable." It is now clear that the owner of 545 Main Street, the Mamary family, will not move forward with the project proposed by Mr. Galasso on behalf of 545 Bushwood LLC. As such, the question before the Board tonight is not whether it supports the project proposed by Mr. Galasso, or whether the Board supports the project proposed by the Falmouth Housing Corporation. The question for tonight is whether to rescind a $3.4 million award of Town funds for a project that has reached a dead end so the funds can be made available for future projects.

Mr. Mascali stated that the Board also received an email from Mr. Mamary regarding his intentions and there was also a phone conversation with Town Counsel. Town Counsel O'Keefe explained that Mr. Mamary expressed his frustration with recent events in terms of the facts surrounding this item. Mr. Mamary has obtained counsel and is seeking advice regarding the interference going on with an existing contract he has with the Falmouth Housing Corporation and Linda Clark. He has every intention of proceeding with that contract, and he is distressed regarding the efforts to thwart that with a non-existent project. Mr. Mamary offered to speak directly to the Board, if needed. Town Counsel O'Keefe noted that this would not likely be necessary, as the facts are clear that there is no longer a contract with Bushwood LLC. There is no longer any entitlement to $3.4M for a project that no longer exists.

Mr. Mascali stated that the Board is the policy making entity for the Town. The policy that this Board has expressed support for has been the need for workforce housing in the Downtown area, which Mr. Galasso's project sought to provide. What is before the Board this evening is not a policy decision; it is a fiduciary decision. The Board must approach this discussion as Trustees of the Falmouth Affordable Trust Fund. The ultimate use of the property in question will move forward through the various processes.

Mr. Richardson stated that one of his last votes as a Board member will not be to kill an affordable housing project.

Michael Galasso, managing member of Bushwood LLC, stated that when he signed the original contract to purchase the property, Mr. Mamary stated that he would sell the nursing home in order to turn it into housing needed for his staff. During the last years of the process, Mr. Galasso stated that he was never able to secure a contract that was long enough to do all of the work needed. There was always another buyer involved as part of the negotiations. The contract was lost when the seller wanted to reduce the purchase price in order to get a charitable donation to their entity. This would have required retaining a nonprofit entity. Linda Clark was asked to be that nonprofit entity, and a response was never received. A nonprofit was secured while outside of the contract period. During that time, the Falmouth Housing Corporation made an offer on the property. One of the contingencies on the project was that the Town received money from this project in order to allocate it to that project. The intent is to take funds from him in order to fund the other project. Some of the commitments in the letter from the Town state that for the next three years, $3.4M is available for the project. Section 7 of the letter states that there are two years in order to obtain all funds for the project, which is still pending. Also, the Town has the ability to extend the time period of the commitment letter, allowing time to resolve any issues. Projects such as this often have bumps in the road. He suggested that the Board review Section 7 of the letter and apply it to this case. There is an opportunity to save this historic building and create workforce housing. There are many other locations in Town for a senior housing project. He asked that the funding be retained at this time for the workforce housing project.

Mr. Richardson stated that the Board should let the partners in the private sector do what they need to do to get the project off the ground. The Board should not be the one to kill this project. This funding is not going anywhere and can be redistributed if needed in the future.

Mr. Brown stated that he is not ready to redistribute the funding for this project. The alternate option for this project is not the workforce housing that the Board has supported.

Mr. Reed echoed that workforce housing is a critical need and a project currently being proposed. Within 25 years, many who work in this Town will not be able to afford to live in this Town.

Dr. Goldstone stated that the workforce project represents innovativeness, creativity, and responsiveness to the Town's needs. The Board recognized the great fit and uniqueness of the project with an unprecedented commitment of resources. She asked the fiduciary risk in allowing this funding to remain with the original project at this time, aside from a potential competition for resources for the $3.4M. Mr. Mascali explained that there is a finite amount of money in the Falmouth Affordable Housing Fund. The responsibility of the Trustees is to review the funding opportunities and consider that the funds could be used in a different way. The funds are currently allocated toward a project that does not seem to be moving forward, holding up the funds. There does not appear to be support on the Board to rescind the funding at this time.

In response to a question from Dr. Goldstone regarding other funding available, Mr. Johnson-Staub explained that there are funds in hand and funds authorized by Town Meeting that will not become available until July 1, which total $5.7M available. The projects in the pipeline total $5.3M. There is an unencumbered balance of $400,000. There is a large amount of funding tied up in this project, and he asked when the Board may reconsider the question.

Mr. Richardson suggested waiting the 2-3 weeks to see if things can be resolved before determining what else should be done with the funding. Mr. Brown stated that rescinding the funds could slow down the process further.

Kevin Murphy, broker representing the owner of the property, stated that Mr. Galasso had great intentions. Unfortunately, his project has been underfunded. Mr. Galasso continued to make commitments to the owner, which he was not able to fulfill. A purchase and sale has been entered into on three separate occasions. The purchase and sale in question would require the owner to take a $1M contribution off the sale price and take back a $1M mortgage on the property in the second position. There is no credibility left in terms of Mr. Galasso for the owner. The owner entered into a new agreement with a nonprofit. There are no winners or losers here. Mr. Galasso had great intentions but will not be able to move the project forward.

Motion by Mr. Mascali: That the Select Board, as Trustees of the Falmouth Affordable Housing Fund, rescind the award of funds in the amount of $3,400,000 to Bushwood 545, LLC. There was no second.
Motion failed.

Dr. Goldstone noted that the close date for the current purchase and sale of the property with Falmouth Housing Corporation is June 30th. The Board can continue to keep an eye on this and consider other plans in the future. Mr. Mascali noted that the purchase and sale is contingent upon financing which may not be available at this time. Dr. Goldstone noted that there has not been a presentation for the new project proposal before the Board, but she is not hearing support from Board members for the proposed concept. There is continued commitment to the project funds were committed to. The Board should consider other options that are possible in order to advance those priorities.

k. 9:55 PM - Presentation and discussion on Winter Storm Hernando After Action Report (10 minutes)

Mr. Renshaw provided an After Action Review report to address the Town's response and recovery efforts related to Winter Storm Hernando from February 23 through February 26, 2026.

There was discussion regarding the response and report.

l. 10:05 PM - Discuss and consider the approval of the submission of a One Stop for Growth grant application in the amount of $150,000 for the update to the town's Local Comprehensive Plan. (10 minutes)

Jed Cornock, Town Planner, explained that the Planning Division would like to submit a grant application to allow the Town to hire a professional consulting firm to guide the development of a new Local Comprehensive Plan. Specifically, this firm will facilitate the public outreach component, provide technical expertise, analyze data, and draft the plan components while ensuring a transparent, inclusive, and data-driven planning process. The Town's current Local Comprehensive Plan was completed in 2016 and is due for an update. The Falmouth Economic Development & Industrial Corporation (EDIC) has committed up to $20,000 as matching funds for this effort and intends to be a partner in the grant application.

Motion by Mr. Richardson: To authorize the Community Development Director to submit a One Stop for Growth grant application in the amount of $150,000 for the update of the Town's Local Comprehensive Plan and to send the letter of support stating we have a commitment of $30,000 matching funds from the Town of Falmouth as well as $20,000 from our EDIC that this is a community that sees the absolute need for this LCP. Second: Dr. Goldstone.
Vote: Yes – 5 No – 0

5. MINUTES

a. Review and consider a vote to approve minutes of meetings: April 27, 2026 and May 4, 2026

Motion by Mr. Richardson: To approve the meeting minutes of April 27, 2026, and May 4, 2026, as amended. Second: Mr. Reed.
Vote: Yes – 5 No – 0

6. SELECT BOARD REPORTS:

The Board thanked Mr. Richardson for his service to the Town.

7. FUTURE AGENDA ITEMS

As discussed during the meeting.

8. ADJOURN

Motion by Dr. Goldstone: To adjourn at 11:28pm. Second: Mr. Richardson.
Vote: Yes – 5 No - 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary