TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, JUNE 8, 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: Heather M. H. Goldstone, Chair; Douglas C. Brown, Vice Chair; Robert P. Mascali; Colin Reed; Elizabeth Klein
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 Heather M. H. Goldstone at 6:30 p.m.

Pledge of Allegiance: Led by Select Board

Recognition: Mr. Brown recognized another successful year for the Wounded Warrior Ride.

Ms. Klein recognized those involved in the Pride Event in Woods Hole on Saturday.

Dr. Goldstone recognized the Mullen Hall School as one of eight grand prize winners in the State of the MA Dept of Transportation's Green Team Awards for their composting efforts.

Announcements: Mr. Mascali announced that there will be a Pride Block Party in Town on Friday at 4:30pm. Also, next Wednesday there will be a Steamship Authority community meeting at the Woods Hall Community Hall starting at 6:00 PM.

Dr. Goldstone noted that there will be a housing forum tomorrow morning at 9:00 AM in the Select Board meeting room. There will also be a Juneteenth celebration next Friday. Some Board members will be attending the Cape & Islands Municipal Leaders Annual meeting this Friday and others will be attending the new member training. She noted that there is an MMA webinar on July 8th regarding aligning strategic plans and organizational structure and operations.

Ms. Klein stated that there will be a Veteran Center program this Saturday from 8:00 AM-10:00AM for cyber security awareness training.

Town Manager's Report: Mr. Renshaw explained that summertime is fast approaching and the Town of Falmouth is about to go from a community of 33,000 to over 105,000. The summer months are especially challenging to both the Police and Fire Rescue Departments. Call volume increases fourfold during the summer months, Chief Lourie stated that he will continue to deploy extra directed patrols throughout the summer. This allows him to focus high visibility patrols in specific areas throughout Town. This relies on overtime expenses and partnerships with other public safety entities such as the Massachusetts State Police and the Barnstable County Sheriff's Office. Chief Lewis also noted that staffing of the Fire Department is a bit of a challenge. He currently has 11 new personnel, eight of which start in June and three in August. Chief Lewis asked that the public observe fire safety rules and do not drive while impaired. Also, to pull over to the appropriate side of the road and use care when approaching emergency vehicles.

In regard to the East Falmouth Library, Library Director Brian Stokes has recently reported that the Town was notified that funding has been awarded for the East Falmouth Library project for FY27. In January 2025, the Town received a grant from the Massachusetts Public Library construction program for the East Falmouth Library. The funding for the grant is phased, with $100,000 received for the planning and design upon notice of the award. In early January of last year, Falmouth was waitlisted for construction funds and advised that they may not be made available until FY28 or FY29. The Town was recently notified that the funding was escalated, and the Town will receive it in FY27. The project will now need to obtain Town Meeting approval of the construction funding. The next step is to initiate a formal cost study based on the preliminary designs.

In response to a question from Mr. Brown, Mr. Johnson-Staub stated that there have been no changes to the design of the Library since the preliminary designs were completed. Design development and construction funding will be sought at the next Town Meeting vote.

<u>Public Comment:</u>

Barbara Schneider, Precinct 4 and co-founder of The Osprey Project, noted that last week the two co-founders met with Eversource representatives regarding progress made in Falmouth on taking care of osprey nests as they impede electric wires. To date, almost 170 nests in Falmouth have been taking care of.

Deborah Maguire, Precinct 1 and owner of Liam Maguire's Pub, asked the Board to consider extending the liquor license to 3AM so people can remain in bars and pubs to watch the World Cup. The House voted unanimously on Friday to allow this, and the Governor is in support. The Pub is a sports pub, and she would love for guests to be able to stay and watch the games.

Dr. Goldstone stated that Town Management would follow-up on this item.

Carig Martin, Precinct 9, asked the Board to encourage the Falmouth Housing Corp, if they take control of the old Falmouth Nursing Home, to sell it back to the preferred developer.

2. CONSENT AGENDA

a. Licenses

1) Consider a vote to approve the application by Mark Pearson for a series of six (6) Special One-Day All Alcoholic Beverages Licenses for 30 dates for the 58th season of performances of the College Light Opera Company at Highfield Theater, 58 Highfield Drive, Falmouth.

2) ~~Consider a vote to approve the application by John Campbell for a series of three (3) Special One-Day All Alcoholic Beverages Licenses for 15 dates for the 58th season of performances of the College Light Opera Company at Highfield Theater, 58 Highfield Drive, Falmouth.~~ *This item was held for further discussion*

3) Consider a vote to approve the administrative address update for Himalayan King, Inc. d/b/a Old Barn Package Store to 20 Luscombe Avenue, Unit A, Woods Hole, as requested by the Office of the Town Engineer.

b. Administrative Orders

1) ~~Consider a vote to adopt an Artificial Intelligence policy~~ *This item was held for further discussion*

2) ~~Select Board vote to authorize the Coastal Resilience Division (DPW) to submit a grant application to the National Fish and Wildlife Foundation (NFWF) National Coastal Resilience Fund for $350,000 to fund Surf Drive targeted nourishment AND sign a Letter of Commitment in support of the grant application with a $30,000 match~~ *This item was held for further discussion*

Motion by Mr. Reed: To approve the Consent Agenda, with the exception of Items a2, b1, and b2. Second: Mr. Macali.
Vote: Yes – 5 No – 0

a. Licenses

2) Consider a vote to approve the application by John Campbell for a series of three (3) Special One-Day All Alcoholic Beverages Licenses for 15 dates for the 58th season of performances of the College Light Opera Company at Highfield Theater, 58 Highfield Drive, Falmouth.

Mr. Reed stated that he has received some informal feedback from cultural licensees that the process is cumbersome. It appears more paperwork is needed that the Board may have intended. Dr. Goldstone stated that there will be outreach to determine what is going on.

Motion by Mr. Reed: To approve the Consent Agenda Item a2. Second: Mr. Brown.
Vote: Yes – 5 No – 0

b. Administrative Orders

1) Consider a vote to adopt an Artificial Intelligence policy

Mr. Mascali addressed some proposed amendments to the policy.

Motion by Mr. Mascali: To approve the Consent Agenda Item b1. Second: Mr. Brown.
Vote: Yes – 5 No – 0

2) Select Board vote to authorize the Coastal Resilience Division (DPW) to submit a grant application to the National Fish and Wildlife Foundation (NFWF) National Coastal Resilience Fund for $350,000 to fund Surf Drive targeted nourishment AND sign a Letter of Commitment in support of the grant application with a $30,000 match

Dr. Goldstone asked where the $30,000 match for the Town comes from for this grant application. She also asked about how the grant fits into the timeline of what was voted on last December. Coastal Resilience Specialist, Joshua Wrigley, explained that the grant application is for alternative 3A, targeted nourishment. Surf Drive is constrained in terms of the coastal landforms, and this option was one the Select Board endorsed last year to rebuild the crest of the coastal dune to a height that would allow it to withstand 2- and 5-year storms. He stated that he believes the Town has an appropriate match for this grant. Mr. Johnson-Staub stated that the Town has a balance sufficient to cover this match.

Ms. Klein asked about the length of this phase of dune nourishment and if the total amount will carry the project to 2050. Mr. Wrigley stated that the advantage of this alternative is that it is permittable. There is no solution that would allow the coastal dune system to withstand a 20-year storm because the dune is at a low elevation from the road layout. This height may not achieve the greatest longevity, but it is a good solution to extend the lifespan of the area and improve the habitat for the immediate future. Ms. Klein stated that Surf Drive is not a beach problem. The Board cannot delay starting to consider removing the human infrastructure in place. Mr. Wrigley stated that he has a grant application in for potential Surf Drive water main resilience adaptations that would allow for the water main to be shut down in the event of catastrophic damage to Surf Drive.

In response to a question from Dr. Goldstone, Mr. Wrigley stated that, if all goes well, the Town is approximately 2-3 years away from putting sand on the dune as part of this project.

Motion by Mr. Mascali: To approve the Consent Agenda Item b2. Second: Mr. Brown. Vote: Yes – 5 No – 0

3. PUBLIC HEARINGS

a. Consider a vote to approve an application by Holly Park, Inc. located at 580A North Falmouth Highway, Falmouth, MA for Multiple Amendments to its Wine & Malt Beverages License for a Change of Manager, Change of Officers/Directors/LLC Managers, Issuance/Transfer of Stock/New Stockholder, and Pledge of Collateral. This license amendment application was continued from June 1, 2026. (10 minutes)

The Board reopened the public hearing at 7:08 p.m.

Mr. Renshaw stated that the Police and Fire Rescue Departments have reviewed the application and indicated no issues or concerns.

Geoff Nickerson, representing the applicant, explained that the applicant holds currently a package store beer and wine license. Dean Bolton is the sole shareholder of the company and the holder of that license. Dean Bolton is selling the business to his son Brian, and the request is to transfer ownership of the shares of stock from Dean to make Brian the new manager of the liquor license and to make Brian the sole officer and director of the company. Also, a pledge back from Brian to Dean of all those assets under the terms of the agreement they have as to the transfer of the business. Dean's has been open since 1989 and in the same location for the past 25 years. Brian has been with the store for 20 years and has been full time at the store for 14 years.

There was no public comment.

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

Motion by Mr. Brown: To approve the application by Holly Park, Inc. located at 580A North Falmouth Highway, Falmouth, MA for Multiple Amendments to its Wine & Malt Beverages License for a Change of Manager, Change of Officers/Directors/LLC Managers, Issuance/Transfer of Stock/New Stockholder, and Pledge of Collateral. Second: Mr. Mascali.
Vote: Yes – 5 No – 0

b. Shade Tree Hearing - on application for the removal of two (2) White oaks located on Hudson Street for house #122 Jericho Path, continued from June 1, 2026 (10 minutes)

The Board reopened the public hearing at 7:12 p.m.

Chris Ryberg, 114 Winslow Road, principal owner of Novo Builds, and current owner of 122 Jericho Path, explained that the applicant decided not to modify the plan as presented last week. If it is the Board and Tree Wardens' wish to move the driveway around the remaining tree, this can be done. However, he believes the structural stability and critical roots of the tree on the property are compromised, specifically where the sewer comes onto the property. He has been advised that, similar to the white oak next to it, the tree will die. The intention is to proactively plan ahead and improve the street, including removing the tree and planting new trees. He noted that he has received nothing but positive feedback from the neighbors.

Jeremiah Pearson, Tree Warden, stated that the critical root zone of this tree may be damaged, but that is due to all the building on the property. The intention is to preserve the Town's shade trees, and a tree this size will take a long time to replace. There could be methods for preservation and root pruning to allow for the driveway while also keeping the tree.

Dr. Goldstone asked how the construction project has gotten to this point with this issue just coming about. Mr. Pearson stated that staff cannot change what is being done on private property. It can only work on items in the Town's right of way as they come to light.

In response to a question from Mr. Brown, Mr. Ryberg stated that he believes he has a driveway permit in place.

Ms. Klein stated that she is in favor of preserving the larger oak. As a shade tree, it will take a long time for new plantings to reach this function. It seems as though these may be the only two trees remaining on the lot.

Sandy Stosz, 115 Lucerne Ave, stated that the smaller tree is not healthy, though not dead. The Town has the responsibility to preserve the few shade trees that it has jurisdiction over. She implored the Board to consider this.

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

Motion by Mr. Brown: To allow the removal of the smaller 15" diameter white oak and to retain the 19' diameter white oak and replant additional trees to replace the 15" diameter tree. Second: Ms. Klein.
Vote: Yes – 5 No – 0

4. BUSINESS

a. 7:05 PM - Consider a vote to submit the Draft Environmental Impact Report (DEIR) for Falmouth's Ocean Outfall Project to the Massachusetts Environmental Policy Act (MEPA) office (25 minutes)

Amy Lowell, Water Superintendent, requested that the Select Board vote to submit the Draft Environmental Impact Report (DEIR) for Falmouth's Ocean Outfall Project to the Massachusetts Environmental Policy Act (MEPA) office, in order to begin the regulatory and public comment period, and to allow the Town to continue to move forward on this important water quality improvement project. She presented an overview of the outfall project and reviewed the DEIR.

Ms. Klein noted that there are some members of the Falmouth community who feel strongly that an outfall pipe is not needed to solve the wastewater problems and that there are alternative options available at a much lower cost. Ms. Lowell stated that urine diversion and composting toilets are good technologies for individuals who are willing to install and use them. These options can remove nitrogen, but they are not implementable at the scale needed to meet the nitrogen removal amounts required to meet the nitrogen load limits for these estuaries. This DEIR interacts with the Town's watershed management planning process which is enabled by the outfall. The Town can expand sewer space based on the outfall discharge capacity being available. Part of the watershed management plan will include nitrogen removing septic technology in the areas where the Town is not sewering and nitrogen removal is still needed. Plenty of places in Town will not get sewered and will be required to implement septic nitrogen removing technologies and these could potentially include urine diversion or composting toilets if DEP approves.

Ms. Klein asked if the land currently being used as the wastewater treatment facility could then be made use of in a different way. Ms. Lowell stated that regular discharge to the existing beds would be ceased. Some portion of the beds will be needed as a backup option. It is hoped that most of the area could be turned back to the Town for other uses.

Mr. Reed stated that this is an urgent topic and the Board will need to make sure that these types of projects are moved forward by the Town in order to protect the Town's water. He stated that the map seems to show a large span of tidal flow in Martha's Vineyard Sound. He asked if the outfall pipe is far enough out to address seasonal variability. Ms. Lowell stated that this has been explored by many expert groups. This could have been closer to shore and still met the dilution requirements, but further offshore was chosen in order to be far enough away from the ingress.

Craig Martin, Precinct 9, stated that he heard that there will not be a significant impact to the water quality. He wants there to be no impact to the water quality in the Sound. He heard that things are anticipated, but he wants to hear certainty. He sees the current flowing in and does not believe it will be flowing out. He is scared of the draino, liquid plumber, and turpentine that people flush down their toilets. He asked what will happen to the poisons that people flush down their drains.

Ms. Lowell noted that anything that is currently going into the septic systems along the coastal ponds is also going into the estuaries and out into Vineyard Sound. The proposal is, instead of discharging from the septic system directly to the ground with no treatment, to collect that wastewater, take it up, and provide primary, secondary, and tertiary treatment sand disinfection and then return it to the Sound. This will be, in many ways, an improvement in water quality.

John Waterbury, member of the Water Quality Management Committee, stated that the Committee and its predecessors have been working on the outfall project for more than 15 years. In the 1970's, the State passed the Ocean Sanctuaries Act, which precluded any new discharge of wastewater into marine systems. The Coalition for Buzzards Bay was convened, which led to an idea that an ocean outfall was the best means of discharging wastewater. The Coalition and their attorney wrote the legislation, and the head of the MA Senate at the time shepherded it through the State government. The Ocean Sanctuaries Act was then changed in 2014 to allow the discharge of tertiary-treated wastewater into the ocean sanctuary. The Town has been working very hard with Massachusetts regulators to get their input before sending in an application. Falmouth is the first municipality to propose an outfall under these new regulations. On behalf of the Committee, he encouraged the Board and the Town to support this project to fruition.

Mr. Mascali noted a letter of support from the Buzzards Bay Coalition.

Motion by Mr. Brown: To submit the Draft Environmental Impact Report (DEIR) for Falmouth's Ocean Outfall Project to the Massachusetts Environmental Policy Act (MEPA) office. Second: Mr. Reed.
Vote: Yes – 5 No – 0

b. 7:30 PM - Hear an update from the Beach Superintendent on the 2026 beach season staffing and operations (15 minutes)

Maggie Clayton, Beach Superintendent, updated the Board on 2026 beach season staffing and operations. As of today, the Department has sold 10,368 stickers so far this year. This is approximately 71% online orders. Those sticker holders are vying for 1,465 parking spaces. It takes 149 employees to staff the Department and beaches.

c. 7:45 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)

Dr. Goldstone stated that the Board has repeatedly over the years shown a willingness and an eagerness to go beyond what has been standard practice to support a project that was felt to be an extraordinary fit for the Town's strategic needs. The Board's last vote continued this enthusiasm for what the project represented. The Board has received repeated communication from the seller that leaves very little hope for the viability of the Bushwood project at that location.

Ms. Klein stated that she is a committed housing advocate. She recognizes the need for workforce housing in Town and believes that the Bushwood 545 project represented an opportunity for that type of housing to be realized. She read from an e-mail that was sent to the members of the Select Board in advance of the June 1st meeting which is part of the public record. In it, Mr. Mamary writes, "We have assured Mr. Galasso, his attorney Mr. Ament, as well as representatives of International Angels, in writing, that there are no circumstances, whether or not Found Housing Corporation succeeds, in which we will consider any relationship in which Mr. Galasso is involved." This is clear language from the seller. It is not the role of the Select Board to interfere with the choices of a private property owner, and the Board needs to respect the seller's rights in this regard. It is very unfortunate that this is at this juncture, but she has not seen any communication from the seller that establishes anything contrary to the sentiment contained in the e-mail from one week ago.

Mr. Mascali stated that he has been a firm supporter and advocate for this project from the very beginning. It is something that the Town needs. But the Board cannot conflate the two issues; one of which is the project, and the other is the Board's responsibility as trustees of the Affordable Housing Fund. It does not seem to make sense for the continuation of these funds being allocated and appropriated for a project that does not seem to have a pathway forward. It is incumbent upon the Board, as fiduciaries and trustees, to allow the funds to be considered for other possible projects in Town.

Mr. Brown stated that he does not agree. The Board has a commitment to this project and to this housing type, which it has identified as a priority. This is a great project in a great location. He suggested allowing this to stand and considering an RFP for the Town to purchase the property for a similar project.

Mr. Reed asked if the suggested RFP would be a different process than what is currently in place. Dr. Goldstone stated that the Board needs to be careful because this property is currently under contract to another organization and the Board cannot and does not interfere or dictate in any way private real estate transactions.

Ms. Klein stated that tonight's vote is firmly focused on one narrow agenda item, which is specifically related to the Falmouth Affordable Housing funds for a specific project. This has been conflated a little with the potential for a second project which is currently under contract. She hopes that if the Housing Corporation gets to a point where they have a project to present to the Board, that members of the community will come and speak to the type of housing that is appropriate in this location, that being workforce housing.

Mr. Brown stated that the Board keeps saying it supports this project, but it appears that support is fading. Mr. Mascali stated that this is an unfair characterization of where the Board is in the process. The Board has done everything it could to support the project. Mr. Brown asked why the Board is under pressure to rescind the funding. Mr. Mascali stated that this ties up \$3.4M that cannot be considered for any other projects.

Dr. Goldstone stated that the Board has supported this unique project, but she finds it difficult to see a path forward based on the communication received from the seller. There is a difference between supporting a particular project and supporting a concept for affordable housing and workforce housing. Mr. Reed agreed that it was the concept of workforce housing that the Board has been voting on since day one. This Board noted that workforce housing was the most necessary and will continue to be the most necessary sector to develop in the coming times. It is unfortunate that this project did not work out between the two principals involved.

Michael Galasso, Bushwood 545 LLC, stated that he does not understand what the rush is. He asked why the Board is rushing to terminate funding for a project that the community has supported and the Board has supported. There is a condition in the purchase agreement that the buyer needs approximately \$2.5M from the Town in order to close. He asked why the Board is willing to give up a historic building in the downtown that has been awarded over \$5M from the State and \$3.4M from the Board, and which was determined to be a National Historic Landmark building. The Town is being bullied. He has dealt with Jim Mamary for five years. The purchase agreement has been extended 3-4 times with the seller’s cooperation but now someone else has made an offer that the seller has moved onto. He suggested using the money to get the project the Town wants and to not be bullied by the seller. The Board does not know what will be proposed for the site by the other project and yet is willing to take \$3.4M away from a project that this community wants and deserves for its workers. There is not another project like this in the State. He proposed forming a subcommittee to find some solutions aside from killing this project.

Dr. Goldstone stated that it is not the purchase and sale that has prompted this decision. The Board has not seen an idea to consider for the new project, but the Board also previously extended funding to Mr. Galasso’s project without having a current purchase and sale. For her, it is the repeated communication from the seller that there is no pathway forward for the project. The Town cannot and does not interfere in third party private real estate transactions. Mr. Galasso stated that the Board is abiding by one in order to rescind his funds. Dr. Goldstone stated that this is not a fair characterization.

Ellie Costa, Farming Falmouth, stated that, with all due respect for the Board and how difficult this decision is, it was said that the Select Board should not interfere in the private affairs of business but that is exactly what will happen if the Board rescinds this funding. If the Board rescinds it will be dismantling a project that everyone in this room, including the Board itself, has been working on. The Board could discuss a window of time that could be allowed for the private affairs to roll out. When the Board awarded the Affordable Housing funding there was a condition to break ground in three years. This decision could possibly wait six months. She believes that the Board is interfering with the affairs by cutting off the funding at this time. When all parties are allowed to negotiate and conditions to be met, a compromise can happen.

Ann Pride stated that she strongly opposes rescinding the funding Mr. Glasso received. This sets a terrible precedent. Rescinding the funding after years of public discussion and planning, risks damaging the Town's credibility with future housing partners, lenders, and State agencies. It is unclear why this funding cannot continue to stay in place until such time as the developer acknowledges he cannot go forward with the project. The funding should remain for workforce housing.

Craig Martin, Precinct 9, stated that the Board noted that it does not deal with private real estate transactions, but this is not strictly a private real estate transaction. The Housing Corporation is working in part with public funding. He suggested waiting until the Housing Corporation states that it can or cannot move forward with the project.

Ms. Klein noted that this is a very distinct vote based on language from the seller. The balance in the Affordable Housing Fund is low, and people will not bring forward new projects if they do not feel there are funds available to them. Rescinding the funds makes it potentially possible for others to bring projects forward.

Mr. Brown stated that the Board previously voted 4-1 to not rescind the funding. Mr. Mascali stated that this never went to a vote, though that was the sense on the Board.

Peter Hargraves, Precinct 9, thanked the Board for the thoughtful discussion. From the point of the property owner, he would consider that he could enter a lawsuit with the Town for interference with his rights as a private property owner. Some of the things he has read in the paper about the prospective buyer leads him to question if they are acting in good faith. There is no evidence that the Town is not committed to affordable and workforce housing.

Motion by Dr. Goldstone: 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. Second: Mr. Reed.

<u>Discussion:</u>
Mr. Brown stated that this is $27M worth of effort that the Board is voting to rescind.

Vote: Yes – 4 No – 1

d. 8:00 PM - Presentation and discussion: Long-Term Fiscal Planning - Summary Tax Impact Estimates (30 minutes)

Mr. Johnson-Staub made a presentation to the Board on long-term fiscal planning and tax impact estimates.

Dr. Goldstone stated that the goal for the evening is to review the gaps and needs and discuss what the tax rate impacts would be without any mitigation.

The Board reviewed what the impact of a 10% residential tax exemption would be for the median single-family property. The Board also reviewed an estimate of tax increases to address all operating and capital shortfalls, with a residential exemption at 35%.

Dr. Goldstone stated that she would like to see information presented regarding phasing in a residential tax exemption and what the participation rate is in other towns at various exemption rates.

Mr. Reed stated that he would like to review the operating budget deficits to see what the compounding effects would be in taking care of some of the deficits without a tax override. He believes there will be a compounding effect which could then be discussed with taxpayers. There is income from outstanding receipts that the Town has not yet received which could be utilized toward the deficit.

Dr. Goldstone noted that Town government is to mechanism by which the investment gets turned into services and infrastructure. There is a history of underestimating in the community which has landed the Town in a tight situation.

Mr. Dube expressed concern that the Town will not be able to tax its way out of the issue that it is spending too much money. The Town has to be able to curtail its spending.

Joe Netto, Precinct 9, stated that he would like to know what the Board's plan is for FY28 prior to Fall Town Meeting. The Town has spent more money than it has taken in.

Mr. Mascali noted that the issues could also have come from not taking in enough money through keeping the taxes low for the Town. Mr. Brown stated that the Town has also been neglecting its infrastructure. He would like to see an inventory of Town properties to see if there are any efficiencies to be had.

Keith Schwegel, Chair of the Finance Committee, stated that he has considered a joint Finance Committee/Select Board meeting with Mr. Renshaw, but believes that there would need to be a clear, defined agenda in order for it to be productive. The role of Finance Committee is to receive the budget from the executive branch and review it as the legislative branch and make a recommendations to Town Meeting. He would be very hesitant for the Committee to start help construct the budget. He noted that the Town never previously had deficits and now has them. This is not because the Town previously lacked a property tax exemption program. It is because the Town is outspending its revenues. The Town is spending more money than it is taking in. If the Board can fix the permanent decrease in the budget in 2028 or 2029, it will have a ripple effect. It is possible to reduce the debt without major cuts in services and still investing in infrastructure, but it has to be done carefully. There is $15M in of a combination of turnbacks and actual revenues over estimate revenues every year on average, and it is possible to use that money. This is one of the only communities that bifurcates its capital and operating budgets.

Mr. Johnson-Stuab stated that it is false to say that the Town is spending more than its revenues. The forecast shows future challenges, but the Town has been spending far less than its revenues, leading to the generation of $20M in Free Cash.

e. 8:30 PM - Discuss revisions to Select Board Fee Waiver Policy (15 minutes)

Mr. Renshaw stated that the Select Board discussed the Fee Waiver Policy at a meeting on 04/27/2026. At this meeting, there was general agreement that the policy was in need of updates. Some takeaways from the Board discussion are:

- Improve clarity and make it more concise;
- Waiver of Building fees for affordable housing construction are substantial but represent an important policy priority;
- Special Event Fee waivers amount to a small amount of foregone revenue in aggregate over the course of a full year - $11,537 in FY2025;
- The Board might want to authorize the Town Manager to issue certain fee waivers to avoid spending excess Board and staff time processing fee waivers which are so small they are nearly inconsequential

The Board reviewed the draft policy.

Mr. Brown stated that he is in favor of waiting the fees for non-profits that are doing 100% affordable projects, but he is unsure about this for the 40Bs. Dr. Goldstone suggested differentiating between LIP projects and non-LIP projects.

The Board agreed to continue to review updated drafts of this policy at future meetings.

f. 8:45 PM - Discuss and consider a vote to send a letter to Falmouth's State delegation to petition the legislature to make changes to the 40B law (10 minutes)

The Board reviewed the draft letter and suggested certain amendments. The Board agreed to review an updated draft at a future meeting.

g. 8:55 PM - Discuss future workshop topic proposals (15 minutes)

The Board agreed to send potential discussion items to Town Management to discuss further for priorities at a future meeting.

5. MINUTES

a. Review and consider a vote to approve minutes of meetings: May 18, 2026

Motion by Mr. Mascali: To approve the meeting minutes of May 18, 2026. Second: Mr. Brown.
Vote: Yes – 4 No – 0 Abstain - 1

6. SELECT BOARD REPORTS:

Mr. Mascali noted that he attended a meeting at the Falmouth Service Center regarding consideration for a new route for the Transit Authority.

Mr. Reed asked Town Management to consider the request for the additional pub hours to coincide with the World Cup.

7. FUTURE AGENDA ITEMS

- Discuss LGBTQ+ Sanctuary Town
- Discuss walkability improvements
- Discuss current Town website functionality and potential redesign
- Discuss 10-year spending on consultant fees
- Discuss the need for a municipal building inventory and review of current/planned uses
- Discuss adding a third monthly Select Board workshop meeting targeting specific topics

8. ADJOURN

Motion by Mr. Reed: To adjourn at 10:32pm. Second: Ms. Klein.
Vote: Yes – 5 No - 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary