

TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, JUNE 29, 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: Colin Reed, Vice Chair; Robert P. Mascali; Douglas C. Brown

Absent: Heather M. H. Goldstone, Chair; Elizabeth Klein

Others present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager; Maura O’Keefe, Town Counsel

Call to Order: By Vice Chair Colin Reed at 6:00 p.m.

1. EXECUTIVE SESSION

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

Motion by Mr. Mascali: To enter into Executive Session at 6:01pm. Second: Mr. Brown.

Roll Call Vote: Yes – 3 No – 0

2. OPEN SESSION

Call to Order: By Vice Chair Colin Reed at 6:30 p.m.

Pledge of Allegiance: Led by Select Board

Mr. Reed noted that a Memorandum of Agreement was decided on during the earlier Executive Session.

Proclamations

- 1) Proclamation - 250th Anniversary Plaque Dedication

Mr. Mascali read the Proclamation for the 250th Anniversary Plaque Dedication.

- 2) Proclamation - Honoring Ted (T. M.) Murphy

Mr. Brown read the Proclamation for the Honoring Ted (T. M.) Murphy.

Recognition: Mr. Brown recognized the \$450,000 of donations to fix the playground at Teaticket Elementary School.

Mr. Mascali recognized that the restoration of the Coonamessett River received an award from the Boston Society of Landscape Architects.

Announcements: None at this time.

Town Manager's Report: Mr. Renshaw explained that a Mass Trails grant for improvements to the Shining Sea Bikeway was received in the amount of \$400,000. Staff will be working with the DPW on that project.

Public Comment:

Ralph Herbst, Precinct 8, Town Meeting Member, and member of the Community Preservation Committee, noted that there is a possibility of reducing the number of hours the Veteran Services Assistant is given. Staff is proposing a reduction in these hours, and he asked if the Board was aware of this. There should be an opportunity for veterans to speak to this proposal.

Ruth Gaynor, 34 High Street, registered her distress and concern regarding rescinding the funding for 545 Main Street. She has heard from many others regarding the abruptness of the decision. Michael Galasso had a plan for restoring the historic structure and there are many who are in support of this for creating attainable workforce housing.

3. CONSENT AGENDA

a. Licenses

- 1) Consider a vote to approve the application by Silver Beach Improvement Association for a Special One-Day Wine & Malt Beverages License to be exercised at the tennis courts at 6 West Avenue, North Falmouth on July 11, 2026, from 6:00 pm to 10:00 pm.
- 2) Consider a vote to approve two applications by the Falmouth Historical Society, 55 Palmer Avenue, for Special One-Day Wine & Malt Beverages Licenses: a public cider tasting, "Inns, Taverns, & Cider in Revolutionary America" on 7/9/2026 from 4:00 pm to 6:00 pm and the "Champagne for the Campaign Fundraiser for the Wicks House" on 7/25/2026 from 5:00 pm to 8:00 pm.
- 3) Consider the application by Historic Highfield, 56 Highfield Drive, for a Special One-Day All Alcoholic Beverages License, 7/31/2026 from 5:00 pm to 10:00 pm for the "Highfield Celebrates" gala.
- 4) Consider a vote to approve an application by Jacqueline's Antiques & Gifts, 17 Walker Street, for a Second-Hand Dealer License.

b. Administrative Orders

- 1) ~~Consider a vote to execute the Land Disposition Agreement by and between the Town of Falmouth, Falmouth Housing Corporation, Affirmative Investments, Inc. and Falmouth Housing Trust, Inc. regarding the property located at 0 Locustfield Road.~~

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

Mr. Renshaw noted that Farming Falmouth amended their application to bring the proposed sign into compliance with the Sign Code. This item is no longer needed.

- ~~11) Consider a request from Penzance Road Trust for a variance to sign code §184-32A-Off Premises Signs-Town Property for the installation of a sign at the junction of Bar Neck Road and Gosnold Road~~
- 12) Discuss and consider the dissolution of the Short-Term Rental Advisory Committee

Motion by Mr. Mascali: To approve the Consent Agenda aside from Items b1, b6, b10, and b11. Second: Mr. Brown.

Vote: Yes – 3 No – 0

b. Administrative Orders

- 1) Consider a vote to execute the Land Disposition Agreement by and between the Town of Falmouth, Falmouth Housing Corporation,

Affirmative Investments, Inc. and Falmouth Housing Trust, Inc. regarding the property located at 0 Locustfield Road.

Mr. Mascali stated that the Board supports this project. He asked about the potential affirmative investments in order to come to an agreement on this item. Laura Moynihan, Falmouth Housing Trust, stated that this LDA has been in the works for three months. At this juncture, this is outside the RFP time limit for the Select Board to sign the LDA. It is important for the LDA to be executed and in place in order to move forward. A number of conditions precedent are in place before the land is transferred between entities. Those include having all permits in place. The concerns have all been dissected in detail by Town Counsel and other entities.

Motion by Mr. Mascali: To execute the Land Disposition Agreement by and between the Town of Falmouth, Falmouth Housing Corporation, Affirmative Investment, Inc., and Falmouth Housing Trust, Inc. for the property located at 0 Locustfield Road for the development of affordable housing. Second: Mr. Reed.

Vote: Yes – 3 No – 0

- b. Administrative Orders
 - 6) Consider a vote to execute the Regulatory Agreement for the Habitat for Humanity of Cape Cod housing project located at 48 Benjamin Nyes Lane.

Motion by Mr. Reed: To execute the Regulatory Agreement for the Habitat for Humanity of Cape Cod housing project located at 48 Benjamin Nyes Lane as presented. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

Motion by Mr. Mascali: To authorize Vice Chair Colin Reed to sign the Regulatory Agreement for the Habitat for Humanity of Cape Cod housing project located at 48 Benjamin Nyes Lane. Second: Mr. Brown.

Vote: Yes – 3 No – 0

- b. Administrative Orders
 - 11) Consider a request from Penzance Road Trust for a variance to sign code §184-32A-Off-Premises Signs-Town Property for the installation of a sign at the junction of Bar Neck Road and Gosnold Road

Mr. Brown asked about the location of the sign. He noted that he received an email from a resident that the sign at the end of Bar Neck Road is confusing to motorists. Mr. Renshaw explained that there is a sign which was never issued a variance or grant of license and this request may need to be conditioned on removal of that illegal sign. Upon discussion, it appears Mr. McConarty believes that the proposed location for this sign is safe and appropriate.

Motion by Mr. Brown: To approve the request from Penzance Road Trust for a variance to Sign Code §184-32A-Off-Premises Signs-Town Property for the installation of a sign at the

junction of Bar Neck Road and Gosnold Road, subject to obtaining a permit and removal of the existing unauthorized sign. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

4. COMMITTEE INTERVIEWS

- a. Interview and consider a vote to appoint committee members to regulatory boards:
 - 1) Conservation Commission - David Kent, Elizabeth Gladfelter, Michael Beckerle

The Board interviewed David Kent, Elizabeth Gladfelter, and Michael Beckerle for three of five open positions on the Conservation Commission.

Motion by Mr. Mascali: To appoint David Kent as a full member of the Conservation Commission with a term ending 6/30/29; to appoint Elizabeth Gladfelter as a full member of the Conservation Commission with a term ending 6/30/29; and to appoint Michael J. Beckerle as an alternate member of the Conservation Commission with a term ending 6/30/28. Second: Mr. Reed.

Vote: Yes – 3 No – 0

- 2) Historical Commission - Edward Haddad

The Board interviewed Edward Haddad for a position on the Historical Commission.

Motion by Mr. Reed: To appoint Edward Haddad to fill a full member vacancy on the Historical Commission with a term that expires June 30, 2029. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

- 3) Zoning Board of Appeals - James Morse, Anthony Petrucci

The Board interviewed James Morse and Anthony Petrucci for positions on the Zoning Board of Appeals.

Motion by Mr. Mascali: To appoint James Morse to a full member position on the Zoning Board of Appeals with a term ending June 30, 2031, and to appoint Anthony Petrucci to an associate member position on the Zoning Board of Appeals with a term ending June 30, 2031. Second: Mr. Brown.

Vote: Yes – 3 No – 0

- b. Interview and consider a vote to appoint committee members to non-regulatory boards
 - 1) Commission on Disabilities - Rhona Carlton-Foss
 - 2) Bicycle and Pedestrian Committee - Dennis Murtagh
 - 3) Community Preservation Committee - Michael F. Barrett, Ronald P. Klattenberg
 - 4) Energy Committee - DeWitt Jones

- 5) Golf Advisory Committee - Patrick Morris, David Hom
- 6) Shellfish Advisory Committee - Joseph A. Netto, David Velesig
- 7) Water Quality Management Committee - Alan M. Robinson, Peter R. Walsh
- 8) Waterways Committee - Mike Jackson, Scott J. Thrasher

The Board reviewed the slate of appointments for uncontested seats in items #1, 2, 4, and 7.

Motion by Mr. Mascali: To approve the slate for these appointments. Second: Mr. Reed.
Vote: Yes – 3 No – 0

The Board reviewed the interviewees for the Community Preservation Committee - Michael F. Barrett, Ronald P. Klattenberg.

Motion by Mr. Mascali: To appoint Michael F. Barrett to the Community Preservation Committee to fill a vacancy with an unexpired term ending June 30, 2027. Second: Mr. Brown.
Vote: Yes – 3 No – 0

The Board reviewed the interviewees for the Golf Advisory Committee - Patrick Morris, David Hom.

Motion by Mr. Mascali: To appoint Patrick Morris to the Golf Advisory Committee with a term ending June 30, 2029. Second: Mr. Brown.
Vote: Yes – 3 No – 0

The Board reviewed the interviewees for the Shellfish Advisory Committee - Joseph A. Netto, David Velesig.

Motion by Mr. Mascali: To appoint Joseph A. Netto Jr. and David Velesig to the Shellfish Advisory Committee with a term ending June 30, 2029. Second: Mr. Brown.
Vote: Yes – 3 No – 0

The Board reviewed the interviewees for the Waterways Committee - Mike Jackson, Scott J. Thrasher.

Motion by Mr. Mascali: To appoint Scott J. Thrasher to the Waterways Committee with a term ending June 30, 2029. Second: Mr. Brown.
Vote: Yes – 3 No – 0

- c. Consider a vote to reappoint committee members (non-regulatory) (uncontested seats)

It was noted that two members would need to be removed from the slate: Mr. Reed for the EDIC and Mr. Mascali for the Cape Cod Regional Transit Authority. These items will be voted on at the next meeting.

Motion by Mr. Brown: To appoint members as listed in the attached list titled "Town Committee Reappointments to Non-Regulatory Boards" to terms ending as indicated.

Second: Mr. Mascali.

Vote: Yes – 3 No – 0

5. PUBLIC HEARINGS

- a. Consider the application by King Kraken, Inc. d/b/a Romeo's for an Alteration of Premises - outdoor only - to its All Alcoholic Beverages Restaurant License, 75 Davis Straits. (10 minutes)

The Board opened the public hearing at 7:48 p.m.

Mr. Renshaw explained that a Site Plan showing seating for 16 patrons, an Existing Indoor Seating Plan, and a Plan showing indoor seating when outdoor seating is utilized have been approved and stamped by the Building Commissioner. The interior seating will be reduced by 16 seats when the proposed outdoor seating is in use. The total seating capacity of the licensed premises shall not exceed 43 seats at any time. The seating requested is similar to the seating allowed during the COVID emergency. There was no objection to the application.

Bob Ament, representing the applicant, explained that the Police Department's referral reads that the outdoor seating is contiguous to the building, is clearly visible from the building, and precautions are in the plan to protect patrons from vehicle traffic as required by the ABCC outdoor guidelines.

There was no public comment.

Motion by Mr. Mascali: To close the public hearing. Second: Mr. Brown.

Vote: Yes – 3 No – 0

Motion by Mr. Brown: To approve the application by King Kraken, Inc. d/b/a Romeo's for an Alteration of Premises - outdoor only - to its All Alcoholic Beverages Restaurant License, 75 Davis Straits, as presented. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

- b. Conduct a public hearing in accordance with M.G.L. c. 138 § 64 to determine if there are violations of the All Alcoholic Beverages Restaurant License issued to Falmouth Pier 37 Boathouse LLC d/b/a Pier 37 Boathouse located at 88 Scranton Avenue, Falmouth, MA. (25 minutes)

The Board opened the public hearing at 7:58 p.m.

Town Counsel O'Keefe provided a narrative of the facts. Town Staff has been informed of numerous issues at the establishment known as the Pier 37 Boathouse. The Police Department provided information to the Town Manager's office about recent events at the Boathouse, including incidents of possible alleged underage drinking and also the service of alcohol to

patrons to the point of over intoxication. Additionally, Police officers report that they have been spending more time than usual at closing time in order to dispel the crowd which has been at times quite unruly. Where in the past the crowd at this location would be dispersed by 1:00 or 1:30 in the morning, it is now the norm for this to take a couple of hours after closing time for the Police to be able to get everybody to dispel. There have been issues with significant crowd control problems. It is also the norm for the crowd control to involve many of the officers who are on duty at the time where the Department is needing to expend additional resources in order to attend to closing time due to the level of intoxication. As to the issue of over serving patrons, the Police have reported that they have witnessed a level of intoxication that was “stunning” to them, with patrons stumbling and unable to stand.

Police Chief Lourie explained that the Department’s goal is to work with all businesses in Falmouth to ensure compliance, but their mission is to ensure that residents and visitors are safe. He has been woken up on a Saturday at 1:46 AM regarding a two year officer in the hospital due to an altercation at the Boathouse. This has been an issue since the beginning of the season, starting Memorial Day. The Department has spent probably over \$10,000 since Memorial Day on overtime due to some of the violations seen. He has directed the Detective Bureau to conduct some enforcement throughout Town, but this has been a challenge.

Sergeant Oliver stated that the Department has a long history of trying to work with establishments in Town to maintain order and minimize risk to the public and patrons. The Department’s staffing level is being hindered in order to control what goes on in this area. Most nights, the Department has to stage in the area between the Boathouse, the Raw Bar and 7-Eleven which pulls officers away from other calls in Town. The Department has dealt with numerous calls for disturbances in front of the residences in this area. Many patrons from this area come out and stay in the area, leading to noise disturbance calls from local residents. The establishments have track records in the past. Some have added cameras, or more lighting to their facilities, but the Department continues to work with establishments to make it a safe area, and this can be taxing on the Department’s manpower.

Detective Maguire reviewed some of the incidents that the Department has responded to thus far in June and May. Compliance checks were run in early June and approximately 20 fake IDs were confiscated a combination of the two bars by the ABCC.

Mr. Reed asked about field sobriety tests completed. Detective Maguire stated that tests to determine impairment are conducted prior to any parties being taken into custody.

Mr. Reed asked about failures of the establishments while conducting activities that may have contributed to these incidences. Detective Maguire stated that there were people inside the bar with fake IDs and they entered the establishment somehow. The Boathouse has expressed issues with people sneaking in through their back area. Mr. Reed asked if the Department is seeing better fake IDs than in the past due to AI and/or other technology. Detective Maguire agreed with this. Some fake IDs beat the scanners and so a second form of ID is sometimes requested.

Mr. Macali asked about a potential remedy for overly intoxicated individuals. Detective Maguire stated that bartenders need to look for signs of intoxication. It is difficult to have undercover

operations watch the bartenders from inside. Unfortunately, there seems to be a lot of travel from The Boathouse to the Raw Bar at the end of the night, with disturbances sometimes occurring. At the end of the night, once the bars close, there are large groups of intoxicated people waiting around outside. Sargeant Oliver stated that the Boathouse closes around midnight and the Raw Bar closes at 1AM. There needs to be a way to get these patrons to leave the area without causing hinderances to the residents in the area. More staff from the establishments could be in place in order to control these issues.

Mr. Mascali asked about changing the hours of the Raw Bar to better line up with The Boathouse. Sargeant Oliver stated that this could lead to larger crowds being in the street if both establishments close at the same time.

Conor McLaughlin, owner of The Boathouse, submitted a corrective action and compliance report. He noted that his business has two of verification systems, the same systems used at the airport. The fake IDs are currently of very good quality due to technology advances, which is a bit frustrating. For some of the issues that have occurred, there would not have been resolution without Police involvement. His business truly appreciates and respects the Police. He understands that there is a financial burden to having additional details stationed. He would be happy to have the opportunity to work the Police to donate directly to an extra detail. He also noted that the street is dark and he would work with the Raw Bar to add additional lighting for the area. His business recognizes its responsibility to maintain a safe environment for patrons, employees, neighbors, and the community. He presented a report that summarizes corrective actions to be implemented, including new security protocols such as assigned security personnel conducting full perimeter patrols every 15-20 minutes and additional monitoring of the waterfront perimeter where unauthorized entry attempts have been previously observed. New PVC piping was fastened to an existing retaining wall in the back to run conduit for electrical and low voltage items. The contractor has noticed four cracks in the pipe from people trying to scale the wall to get into the restaurant. Another item is to expand the video surveillance. There are already over 30 cameras around the property, but this will be expanded to ensure proper coverage. Identification verification will be strengthened so that every guest entering the Boathouse requires a valid. He noted that lines start to form around 8:00 PM and the place is full by 9:30PM-10:00PM. He also explained that Ubers take advantage of the system. Someone trying to get an Uber at 11:30PM-12AM will be charged approximately \$150.00 to get ¼ mile as there is surge pricing in place. Thus, people leave the restaurant and wander or find other places to go. There are typically nine security staff members on Saturday night, which is now up to ten for additional security. On Friday and Saturday there are typically three managers on staff.

Mr. Mascali suggested continuing the public hearing in order to get body cam footage to the Board and for the Board to digest the report submitted by the applicant.

Motion by Mr. Mascali: To continue the public hearing to the next meeting, July 13, 2026.

Second: Mr. Brown.

Vote: Yes – 3 No – 0

- c. Conduct a public hearing in accordance with M.G.L. c. 138 § 64 to determine if there are violations of the All Alcoholic Beverages Restaurant License issued to

Falmouth Raw Bar Inc. d/b/a Falmouth Raw Bar located at 56 Scranton Avenue, Falmouth, MA. (25 minutes)

The Board opened the public hearing at 8:56 p.m.

Chief Lourie explained that these incidences are also extra work for the Police Department on Friday and Saturday nights. One of the main issues is the lighting in the area itself. The Department borrowed a light tower from the DPW to light up the area. Officers have been trying to work together with the business to alleviate the issues. These issues have been taxing to the staffing and manpower.

Detective Maguire read through a number of responses that the Department has responded to.

Mr. Reed suggested that he would like to have more metrics in terms of the causation of this problem, instead of simply a correlation.

Mr. Renshaw stated that the notice issued to the establishment on June 17th mentioned the manager's responsibility to cooperate with Town officials to provide safe and orderly facilities per Section 12 of the regulations. He asked if, in dealing with establishment, the bar management team has been cooperative with the Police Department. Detective Maguire stated that, at times, they have not been cooperative. He attempted to get statements from the staff who were not cooperative and did not want to provide statements. Chief Lourie expressed concern regarding times that the facility has been at capacity but still let additional people in until it was over capacity.

Rob Mills, with the law firm of Princi Mills Law PC, and representing the applicant, shared a statement that patron safety is the top priority, as is staff safety. The owner is interested in pursuing a security program as well as a security deployment plan. The owner has a high level of management, with eight security staff at various points. The entrance is usually cordoned off with a rope and staff keeps count of people due to the occupancy limit. The identification machine is at the front desk. The software has to be updated every 3-4 months to keep up with new technology ideas. Staff visually confirms that the person presenting the ID is the same person on the ID. If behavioral issues are observed, patrons are turned away. The owner intends to introduce a hand stamp to keep track of those who have been ID'd. Pier 37 sometime recently put up a chain link fence along the property line, which is helpful, but 4'5" tall concrete blocks are used for barricades at the bottom of the fence, allowing people to gain entry over the fence. This leads to a staff person being posted outside by the fence. There are cameras out there, but they are not recording cameras. Other areas that could be breaches of security are the corners of the deck. There is a gate which is manned constantly by a security guard. The owner is on site every night from 5:00PM to closing and most issue calls are initiated from the establishment. The owner believes the communication with the Police Department is open, though has heard this evening that there may be some communication glitches which he will consider further. Steps are being taken with the Tree Warden to make sure that trees are trimmed back to perhaps give a better view into the facility, which may assist with security.

Mike Richardi, owner of the Raw Bar, stated that he plans to get some lighting for the front of the building and get the trees trimmed back. There are three managers on site on Fridays and Saturdays. The location does not generally have many security issues. Last call is at 12:40AM.

There was discussion regarding having conversations between the Police Department, owner, and ABCC to consider ways to make sure people are not being overserved within the bar.

**Motion by Mr. Mascali: To continue the public hearing to the next meeting, July 13, 2026.
Second: Mr. Reed.**

Vote: Yes – 3 No – 0

6. BUSINESS

- a. 7:45 PM - Eversource update on the Falmouth TAP Substation Expansion Project (30 minutes)

Mr. Renshaw explained that on March 23, 2026, Eversource representatives provided a presentation to the Select Board regarding details of the project as well as an overview of community comments that had been received as a result of the company's outreach efforts. Following the presentation on March 23 and the comments made by abutters and members of the Select Board, Eversource was requested to examine and evaluate potential new sites, as well as to consider moving the currently designed project further back on the Sam Turner Road parcel in order to minimize impact on the surrounding neighborhood. In addition to the above considerations and concerns, abutters have also raised access issues to their property via the East End Road.

Ronit Goldstein and other Eversource members provided an update on the Falmouth TAP Substation Expansion project. The presentation included alternatives considered for the project. There was discussion regarding the number of trees that will need to be removed from the site for the transmission lines to the site. Eversource reviewed the proposed mitigation design options, including two types of visual mitigation along Sam Turner Road.

Mr. Reed expressed that the Town does not seem to have gotten anywhere with Eversource with regard to any kind of compromise. The Board is hearing squishy words of responsiveness, but responsiveness has not resulted in a change of plan or completing some of the major requests being heard from abutters. The Board would like a bit more give and take. This is a time of unprecedented profit, especially for Eversource. Some skin in the game would be nice to help mitigate the project. If some trees can be saved due to things being procedure and not necessarily policy, that would be great. Fencing does not equal trees. Fencing and vegetation equals tree mitigation. There is a lot that can be done to meet the Town halfway.

Mr. Mascali asked about the process of intervention with the Energy Facility Siting Board. Town Counsel O'Keefe explained that a timeline is not currently available, though a brief is being compiled to address the concerns of the Board and abutters. This will be available for the Board's review.

Laura Moynihan, resident, asked the Board what efforts have been made to get the Cape Cod Commission to review this application. The petition is for local zoning bylaw exemptions, but she contacted the Cape Cod Commission and asked why they are not taking jurisdiction over this project, and they have failed to respond. The town of Falmouth funds the Cape Cod Commission. They could at least give the courtesy of a response as to why this project is not subject to their jurisdiction. It seems this would be appropriate as meets at least one threshold under the regulations. She urged the Board to review the petition itself because the number of zoning exemptions requested are significant. This is an agricultural district in the Water Resource Protection District. There are pervious surface limitations. There are site plan review requirements. There are building height requirements. There are herbicide applications being requested in a Water Resource Protection District which is not allowed under zoning. This is an industrial development in an agricultural district in a Water Resource Protection District.

Sean, Braeburn Court, asked about what kind of vegetation mitigation could hide this substation. No visual changes to the nearby properties will hide this from neighbors. Currently, debris runs from the entrance to this site down the road during rain events, pooling in the street. He expressed concern regarding additional heavy trucks in the area.

Heather, Braeburn Court, asked if there are any guarantees that this will not expand further, if approved. Eversource representatives stated that guarantees cannot be given, though the substation is designed to support future expansion without redevelopment or expansion.

Mr. Mascali stated that the Town has had a good relationship with Eversource and he urged them to take heart to what is being heard from the Board and abutters. Concrete answers are needed. Mr. Brown stated that he would like a better understanding as to why trees would need to be removed from the site, when they are currently in place. He would like to see this included on a map. Mr. Reed stated that the Board should review the number of proposed zoning exceptions, clarification from the Cape Cod Commission, and a ruling from Mr. Cornock, Community Development Director.

- b. 8:15 PM - The Select Board, as Trustees of the Falmouth Affordable Housing Fund, discuss and consider a vote to approve an application for funding from Falmouth Housing Trust, Inc. for the housing project located at 0 Locustfield Road (10 minutes)

Kimberly Fish, Housing Coordinator, explained that this property was the subject of a Request For Proposals that was issued by the Town on November 5, 2025, for the disposition of town-owned land for affordable housing at 0 Locustfield Road. The proposal was submitted by the Falmouth Housing Corporation, Affirmative Investments, Inc. and Falmouth Housing Trust, Inc., collectively. A notice of award letter was sent on March 24, 2026. Earlier this evening, the Board voted to sign a Land Disposition Agreement. There are two agenda items for applications to the Falmouth Affordable Housing Fund for this property. One is from Falmouth Housing Trust for six affordable homes for home ownership and the other is from Falmouth Housing Corporation and Affirmative Investments for 40 affordable rental units.

Laura Moynihan, Falmouth Housing Corporation, explained that there will be a community information session on this project on July 8th at 5:00 PM at the Scranton Main Apartments, 763 Main St. The project proposes 40 units of rental housing ranging in AMI from 30 %-100%, developed by the Housing Corporation and Affirmative Investments. The Housing Trust will be developing six home ownership units at 80%-140% AMI. The site has been designed to create wooded buffers around the development, as well as a pedestrian path that encompasses the entire development. The total funding request for the rental units is \$4,025,000 which is \$25,000 for pre-development activities and \$4,000,000 or \$100,000/unit for construction activities. This represents 15% of the total capital stack. The total funding request for the homeownership units is \$925,000 with \$25,000 for pre-development activities and \$900,000 or \$150,000/unit for construction activities. This represents 26% of the total capital stack.

Motion by Mr. Brown: That the Select Board, as Trustees of the Falmouth Affordable Housing Fund, award \$925,000 to Falmouth Housing Trust, Inc., with \$25,000 to be allocated for pre-development costs and \$900,000 to be allocated for the construction of six (6) homes for ownership, two (2) restricted at 80% AMI, two (2) at 100% AMI and two (2) at 140% AMI, and to authorize the Town Manager to execute the documentation setting forth the financial award to Falmouth Housing Trust, Inc. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

- c. 8:25 PM - The Select Board, as Trustees of the Falmouth Affordable Housing Fund, discuss and consider a vote to approve an application for funding from Falmouth Housing Corporation and Affirmative Investments, Inc. for the housing project located at 0 Locustfield Road. (15 minutes)

This item was addressed concurrently with the previous agenda item.

Motion by Mr. Reed: That the Select Board, as Trustees of the Falmouth Affordable Housing Fund, award \$4,025,000 to Locustfield Woods LLC with \$25,000 to be allocated for pre-development costs and 4,000,000 to be allocated for the construction of forty (40) rental units. Thirty-eight (38) units restricted at 60% AMI, two (2) units at 80% AMI and two (2) units at 100% AMI, and to authorize the Town Manager to execute the documentation setting forth the financial award to Locustfield Woods LLC. Second: Mr. Brown.

Vote: Yes – 3 No – 0

- d. 8:40 PM - Consider a request from the Falmouth Housing Trust for a waiver of the Town permit fees associated with the permitting for the development of two affordable homes at 20 Brigantine Drive and at 21 Pheasant Lane (10 minutes)

Motion by Mr. Brown: To waive the Town permit fees associated with the permitting for the development of two affordable homes at 20 Brigantine Drive and at 21 Pheasant Lane as presented. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

- e. 8:50 PM - Consider a request from The Compact of Cape Cod Conservation Trusts, Inc. on behalf of The 300 Committee for a conservation restriction at 44 Bittersweet Road, owned by the Bittersweet Farm Trust. (10 minutes)

Mr. Renshaw explained that on May 26, 2026 Kat Garofoli, Land Protection Specialist with the Cape Cod Conservation Trusts, Inc. and on behalf of The Three Hundred Committee, contacted the Town Manager's office to request this item be placed on an upcoming Select Board agenda for consideration. The Hazelton family, of the Bittersweet Farm Trust, is granting the Conservation Restriction to The 300 Committee Land Trust, Inc. on 6.7± acres located at 44 Bittersweet Road in Falmouth. The Falmouth Conservation Commission voted to support this CR at their May 20th meeting and this document has been reviewed by Falmouth Town Counsel. The purpose of this Conservation Restriction (CR) is to ensure the protection of the property in perpetuity for its natural, scenic, and open condition. More specifically, the CR will permanently protect 1.2 acres± of area designated as BioMap Rare Species Core Habitat, as defined by the Massachusetts Natural Heritage and Endangered Species Program (NHESP). The property also lies within the watershed to the Upper Coonamessett River and the Great Pond coastal embayment, and its protection will maintain groundwater quality flowing to these water bodies. Importantly, agricultural activities will remain a permitted use that will encourage the protection of Falmouth's farming heritage.

Motion by Mr. Brown: To approve the request from The Compact of Cape Cod Conservation Trusts, Inc. on behalf of The 300 Committee for a conservation restriction at 44 Bittersweet Road, owned by the Bittersweet Farm Trust, as presented. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

7. MINUTES

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

Motion by Mr. Mascali: To approve the meeting minutes of May 18, 2026; June 1, 2026; and June 8, 2026. Second: Mr. Brown.

Vote: Yes – 3 No – 0

8. SELECT BOARD REPORTS: None at this time

9. FUTURE AGENDA ITEMS

Mr. Mascali stated that he would like an update on pickleball in Town.

10. ADJOURN

Motion by Mr. Brown: To adjourn at 10:32pm. Second: Mr. Mascali.

Vote: Yes – 3 No – 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary