



Town of Falmouth Select Board
Regular Meeting

Monday, July 27, 2026, 6:00 PM
Old Silver/Surf Drive Program Room
Senior Center
780 Main Street, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:00 PM

2. EXECUTIVE SESSION - 6:00 PM

- a. M.G.L. c. 30A s.21(a)(3) - to discuss strategy with respect to litigation (545 Main St.)
- b. M.G.L. c. 30A s. 32(a)(3) - to discuss strategy with respect to litigation (Falmouth TAP Station, 228-280 Sam Turner Rd.)

3. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Proclamation
 - 1) Proclamation - 125th Anniversary - West Falmouth United Methodist Church
- d. Recognition
- e. Announcements
- f. Town Manager's Report
- g. Public Comment

4. CONSENT AGENDA - 6:45 PM

- a. Licenses
 - 1) Consider a vote to approve an application for a Special One-Day All Alcohol Liquor License from the Lupus Foundation of New England for the Cape Cod Food Truck & Craft Beer Festival at Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth on Saturday, 8/8/26 from 11:00 a.m. to 5:00 p.m.
 - 2) Consider a vote to approve an application for a Special One-Day Wine and Malt Liquor License from Joe Q Veterans Coffee Break, Inc. for the 18th Annual Cape Cod Bocce Tournament at Falmouth Academy, 7 Highfield Drive, Falmouth on Saturday, 9/26/26 from 10:00 a.m. to 4:00 p.m.
 - 3) Consider and vote on the application by Sacconnesset Golf Club, 132 Falmouth Woods Road, for a Change of Manager to its All Alcoholic Beverages Restaurant License.
 - 4) Consider a vote to approve the application by Road Show Concepts, LLC d/b/a The Heartland Roadshow for a Temporary Second Hand Dealer License to be executed at the Iris Hotel Cape Cod, 291 Jones Road, Falmouth in the Lighthouse Ballroom, from August 4-8, 2026.

- 5) Consider a vote to approve the application by Shipwrecked LLC d/b/a Shipwrecked, 263 Grand Avenue, for a Change of Manager to its All Alcoholic Beverages Restaurant License.

b. Administrative Orders

- 1) Consider a vote to approve the 2026 Seasonal Retail Liquor License Renewals Form for submittal to the Alcoholic Beverages Control Commission

5. PUBLIC HEARINGS - 6:50 PM

- a. Discuss and consider a vote to approve the application submitted by Teaticket Cafe Inc. d/b/a Johnny's Cafe for the transfer of an All-Alcoholic Beverages Restaurant license and Common Victualler license, located at 734 Teaticket Highway, East Falmouth. Entertainment and Sunday Entertainment Licenses applications have also been submitted. **(10 minutes)**
- b. Discuss and consider a vote to approve applications submitted by Teaticket Cafe Inc. d/b/a Johnny's Cafe for an Entertainment license and a Sunday Entertainment license to be exercised at 734 Teaticket Highway, East Falmouth. **(10 minutes)**
- c. Wetland/Dock Hearing - Consider the application of Peter and Mary McManus for permission to construct a fixed pier with ramp and float that will extend 92 feet seaward of mean high water into Perch Pond, located at 113 Teaticket Path, Falmouth **(10 minutes)**

6. BUSINESS - 7:20 PM

- a. **7:20 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 for the housing project located at 545 Main Street **(40 minutes)**
- b. **8:00 PM** - Consider a previous vote of the Select Board, as Trustees of the Falmouth Affordable Housing Fund, to amend their vote awarding funding to Habitat for Humanity of Cape Cod for the affordable housing project located at 805 Gifford Street Extension **(10 minutes)**
- c. **8:10 PM** - Discuss and consider approval of an application to the Community Preservation Committee for exterior preservation improvements to the West Falmouth Fire Station **(10 minutes)**
- d. **8:20 PM** - Presentation of the proposed Capital Plan for FY2027 - FY2036 **(40 minutes)**
- e. **9:00 PM** - Consider a vote to execute a Collateral Assignment of Groundwater Discharge Rights relating to the YMCA project at 487 Brick Kiln Road **(10 minutes)**
- f. **9:10 PM** - First review of proposed articles for October 2026 Town Meeting **(10 minutes)**
- g. **9:20 PM** - Presentation and discussion on the ClearPoint Strategy strategic plan and capital project status tracking platform **(15 minutes)**
- h. **9:35 PM** - Discuss the process for the Town Manager's annual evaluation **(10 minutes)**

7. MINUTES - 9:45 PM

- a. Review and consider a vote to approve minutes of meetings: July 13, 2026

8. SELECT BOARD REPORTS - 9:50 PM

9. FUTURE AGENDA ITEMS - 9:55 PM

10. ADJOURN - 10:00 PM

Heather M. H. Goldstone, Chair
Select Board

The Select Board may discuss and vote appropriate action on any item listed on this agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.