<u>TOWN OF FALMOUTH</u>
<u>SELECT BOARD</u>
AGENDA
MONDAY, JULY 27, 2026 – 6:00 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; Colin Reed, Vice Chair; Robert P. Mascali; Douglas C. Brown; Elizabeth Klein
Others present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager; Maura O'Keefe, Town Counsel

<u>Call to Order:</u> By Chair Heather M. H. Goldstone at 6:00 p.m.

1. EXECUTIVE SESSION

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.)

Motion by Mr. Mascali: To enter into Executive Session at 6:00pm. Second: Ms. Klein. Roll Call Vote: Yes – 5 No – 0

2. OPEN SESSION

<u>Call to Order:</u> By Chair Heather M. H. Goldstone at 6:30 p.m.

<u>Pledge of Allegiance</u>: Led by Select Board

<u>Proclamations</u>

1) Proclamation - 125th Anniversary - West Falmouth United Methodist Church

Mr. Brown read the Proclamation for the 125th Anniversary - West Falmouth United Methodist Church.

<u>Recognition:</u> Mr. Brown recognized the group Old Ladies Against Underwater Garbage (OLAUG) who remove trash from local water bodies.

Mr. Mascali recognized that the Habitat for Humanity project on Gifford Street held its lottery and 15 children, ages 3-17, will have new homes as part of this process.

Ms. Klein recognized the lifeguards, Police Department, and Fire Department members who have been helping to keep the community safe throughout the summer.

Announcements: Ms. Klein announced that on Saturday, August 8th, there will be a North Falmouth Porchfest event.

Chair Goldstone stated that the Road Race will be held on August 16th.

Mr. Reed noted that there will be a Woods Hole Science Stroll on August 8th.

Town Manager's Report: Mr. Renshaw explained that the Town received handicap accessible beach wheelchairs years ago. A few weeks ago, Mass Smiles, the organization responsible for donating those chairs, scheduled a replacement of four of the chairs, each valued around $5,000. He expressed gratitude to Mass Smiles for this as he believes the chairs have been getting great use. Secondly, the Town previously received a $400,000 Mass Trails grant for improvements to the Shining Sea Bike Path, and he stated that the Town signed off and submitted the contract documents to get the project going. The funding needs to be spent by June 30th of next year.

Public Comment:

Mr. Duby stated that data shows Falmouth is an aging community with a shrinking workforce. It is becoming a smaller, older community, yet the Town government seems to be planning for a growing, more vibrant community. The proposed $100M school renovation and 45,000 s.f. Police Station seem at odds with the Town's profile and needs. As of June 1st, the median sale price for a home in Falmouth was $924,530. When the average growing 65+ generation is gone, he asked who will purchase these homes. Teachers, firefighters, police officers, and nurses cannot come close to affording that price. In all likelihood, more and more homes will become second homes for wealthy families, following the Nantucket plan. He asked the Town management and Select Board to address the needs of the Town. Continued overrides and debt exclusion for building burdens the growing population of 65+ citizens to the point of forcing them to leave sooner than expected. The Town needs to offer creative, realistic plans for guiding Falmouth's future.

Art Gutch, East Falmouth, stated that he is a big supporter of the Police Station, but is concerned regarding the proposed spending for it. He is trying to determine the Board's process and is concerned about the potential spending plan of almost $1B over the next ten years. He asked about the Town's vision and planning perspectives that the Board uses in prioritizing projects. The last plan was done ten years ago. Since then, the Board creates strategic plans periodically based on what it believes is in the best interest of the Town. He asked for some transparency on the Board's perceived priorities for spending in the Town. He stated that he would like residents to have an opportunity to voice their opinions on what the Town should look like for the next ten years versus what was put in place ten years ago. Transparency is needed in some form of a workshop before November.

3. CONSENT AGENDA

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

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

5. PUBLIC HEARINGS

a. Discuss and consider a vote to approve the application submitted by Teaticket Cafe Inc. d/b/a Johnny's Café 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)

Mr. Reed read and opened the hearing.

Attorney David Lawler, representing the applicant, explained that the owner has a lot of experience in the restaurant business, including running the Coonamessett for 11 years and holding the liquor license for that. The intention is to have a family friendly, affordable restaurant with basic American fare.

Chair Goldstone asked about the seating capacity of 175 listed, though the count shows 125. Attorney Lawler explained that the original seating arrangements will be kept for this.

There was no public comment.

Motion by Mr. Reed: To close the hearing. Second: Mr. Mascali.

Vote: Yes – 5 No – 0

Motion by Mr. Reed: To approve the application submitted by Teaticket Cafe Inc. d/b/a Johnny's Café for the transfer of an All-Alcoholic Beverages Restaurant license and Common Victualler license, located at 734 Teaticket Highway, East Falmouth as presented. Second: Ms. Klein.
Vote: Yes – 5 No – 0

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)

Mr. Reed read and opened the hearing.

Attorney Lawler stated that the proposal is to keep with a similar type of entertainment to what current exists. This will not be a large part of the business, but available for special events. This will be all indoor entertainment. The plan is to have a year-round restaurant.

There was no public comment.

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

Motion by Mr. Reed: To approve the applications submitted by Teaticket Cafe Inc. d/b/a Johnny's Café for an Entertainment license and a Sunday Entertainment license to be exercised at 734 Teaticket Highway, East Falmouth as presented. Second: Ms. Klein.
Vote: Yes – 5 No – 0

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)

Mr. Reed read and opened the hearing.

Mike Borselli, Falmouth Engineering, stated that the property has frontage on Perch Pond which is an inner water body off of Great Pond. There are several existing private recreational pier ramps and floats on this water body. The applicants would like to construct a dock for private recreational purposes. The pier is proposed to start on the upland in the grass and make its way across a narrow stretch of salt marsh. There will be a 3’x16’ ramp fixed to a 10’x10’ float. The dock will be pile supported. It will be elevated at the very beginning to provide access for the public beneath, then lower to a lower level, and finally terminate with a ramp and float. The Harbor Master was consulted and has no issues with the proposed dock as it relates to navigation. The applicant also applied to the Conservation Commission, and they issued a favorable decision and an Order of Conditions allowing for this to proceed. If successful this evening, the applicant will proceed to the State for a Chapter 91 license. An analysis was done of how much percentage of water body this crosses. The overall width of the water body is 440’ and the proposed pier extends out approximately 92 s.f., of approximately 20% of the water body. This is typical construction.

There was no public comment.

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

Motion by Ms. Klein: To approve 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. Second: Mr. Reed.
Vote: Yes – 5 No – 0

6. BUSINESS

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)

Mr. Renshaw explained that the Select Board discussed this application with the applicant, Falmouth Housing Corp and Affirmative Investments, at its July 13th meeting. Following public input and Board discussion, the Board voted to table the application and bring it back for consideration at the next meeting. Some members expressed a desire for more time to consider the proposal. Others noted their preference for a project that is age unrestricted. The Chair asked the applicant to consider alternative financing options in order to change the project from an age-restricted, senior rental housing project to one that does not restrict the age of tenants. At the July 13th meeting, there was mention of a letter from State Senator Dylan Fernandes offering to assist with obtaining funding for an age unrestricted project at this location. A meeting was held Monday July 20th with representatives from the Executive Office of Housing and Livable Communities (EOHLC), MassHousing and Massachusetts Housing Partnership along with representatives of Senator Fernandes Office, Select Board, the Falmouth Housing Corp, Affirmative Investments and Town staff. The Town received notice today from Senator Fernandes that he had received support from the EOHLC to work with the Town and the applicant on a project that is not age restricted.

Tara Mizrahi, Affirmative Investments, Inc., explained that the proposal is for 50 units. It is believed that this is the right project for this site. The intention is to form a formal working group with the Town to understand who needs housing and what housing is currently available, in order to be creative with a solution. 50 units of senior housing is being proposed for this site because of the belief that it is the strongest fit for the site and the surrounding market. Nearly 85% of the waitlist is for one bedroom units and 81% of those applicants are over the age of 62. There are currently 979 seniors on the waitlist for these properties. The Affordable Housing Working Group, Affordable Housing Committee, and the CPC have all voted for this senior project to move forward. The same project as is being proposed would not be able to be built with no age restrictions. This would lead to building a smaller building with more parking. Decisions about real estate must be made very carefully. Those involved are not comfortable moving to project to being not age restricted because it is too risky to underwrite. A 100% one-bedroom non age-restricted project would raise too many open questions regarding market demand, financing sources, etc. It is not possible to risk losing 545 Main Street as an affordable housing resource while figuring out what can be done with the offer from the State. A review of the low income housing tax credit database and industry sources turned up zero examples of a 100% one bedroom un age-restricted development. The only ones found were housing projects which served extremely low income ,formerly homeless individuals, providing many services to them, which is a fundamentally different program. The fact that this product does not exist elsewhere means that the risk and timeframe involved do not allow for properly fleshing this out before needing to commit to the property. Investors in low income housing tax credit deals are very risk averse and are prioritizing predictable and standardized transactions. A proposed unit mix with no track record to point to may be difficult to sell in the current equity market.

Ms. Mizrahi stated that another concern would be the community and management dynamics between a building of all single occupants and one with a mix of families and couples. There would be a risk is this functioning more like a dormitory than a stable residential community, with real implications for management and long term performance. A project as requested by Chair Goldstone this week would likely not meet the workforce need intended. Given that this project uses public resources, lotteries and waitlists will be required. Currently there is a 5-7 year waitlist for one-bedroom units. The proposed senior housing fits within the State program rules and it is financeable without a waiver. It matches the documented demand and has the support of all three affordable housing bodies in Falmouth. Pursuing a non age-restricted all one-bedroom project on this site is something the team cannot take on with the current timeline, lack of precedent, investor caution, and community character concerns. These items would make it too uncertain to underwrite quickly.

Linda Clark, Falmouth Housing Corporation, stated that there are currently 1,200 individuals on the waitlist, over 900 of which are seniors. The next one-bedroom senior applicant that would be selected for an available one-bedroom applied in August 2019. That would be a seven-year gap for the next person on the list to be housed. That person applied when they were 69 years of age. They are now 76. 94 seniors have applied for a one-bedroom senior unit so far in 2026. Averaging this out, she would expect an additional 67 applications by the end of 2026, bringing the number up to 161 applicants in one year. According to the Falmouth Housing Production Plan 2024, single person households increased by over 1,000 households from 2000-2020, a 30% increase. Single person households comprise of 1/3 of all households. 57% of all single person households in 2020 were 65 years of age and older. The location of this project on Main Street would be a benefit to seniors for the downtown location. There would be direct access to public transportation and close proximity to grocery stores, pharmacies, banks, hospitals, the Senior Center, Library, etc. According to the Town Manager's monthly report for the month of June, there were 53 new participants enrolled in the Senior Center, bringing it to a total of 9,528 members. Jill Bishop sent a letter in of support to the Select Board, dated July 8th, which states that "many of the older adults we serve can no longer maintain the homes they have lived in for decades. They want to remain in Falmouth, close to their families, friends, and community support, but often, they find there are few affordable housing options available." Any type of project with this type of funding will have all units go to lottery. The waitlist for one-bedrooms is currently 5-7 years. The two bedroom and three bedroom waitlists are not as significant.

Mr. Mascali stated that, having been on the Affordable Housing Fund work group, it is unclear what their decision would have been if the group was aware of the State's apparent willingness to consider a non age-restricted project for this site. The Affordable Housing Committee and/or the CPC may also have looked at this application differently if they had known about the possibility for State assistance.

Ms. Klein stated that no choices for this project stand out as the best choice. She would love a robust workforce in Town but there is also a significant low income senior population in Town that is being pushed into no home options. The Board cannot make a developer choose the project it would most like to see. She respects the developer's right to know what project it believes can be delivered on.

Mr. Reed stated that the decision is less about if Falmouth should build affordable housing and whether this proposal represents the highest and best use of a limited public resource. The request is an initial $2.5M at the start and an additional $1.9M request for construction. The Board is acting as a Trustee of the Falmouth Affordable Housing Fund and has an obligation to determine if the expenditure best advances the fund's purposes. In terms of considering low income wages and wage earners who meet those AMI levels, these are mostly part time workers for the Town. There is no wrong answer here. It is just not the best answer. The Town needs to support these wage earners. This vote could potentially perpetuate a major problem in Falmouth. Little is currently being done with the limited Town resources to halt this trend. He asked the Board to consider if this project will maximize a public benefit. It does not offer the range of household types that the Board would prefer, but it does help. It is in the Housing Production Plan that working individuals are in dire need of housing and yet the Town is not hitting that with this project. Every dollar spent for this project will not be able to be spent elsewhere and there is limited funding coming in at the same time that the Town has budget implications and projected deficits. The project at hand is before the Board and there does not seem to be an alternative option against which to compare it. This is a very valuable piece of property located close to Town. He wishes there was a strategy and prioritization for housing needs in Town. He suggested hiring an independent consultant to help create a recapitalized affordable housing fund so that the Town can consider tranches of money and making housing inclusive for all.

Ms. Mizrahi noted that the Board funded a workforce housing project not long ago, though not along Main Street.

Chair Goldstone stated that the Board is being asked for 84% of purchase funds for this property. The Affordable Housing Fund has funded 336 total units of housing to date, and she is not aware of any project where the Board been asked to put in 84% of the purchase price of the property. On top of that is the knowledge that the plan is to come back for another $1.9M, which would be a total request of $4.5M. In reviewing the encumbered funds in the Affordable Housing Fund, there is $3.8M. This is asking for a stretch on two fronts. A very unusual amount of money for the purchase of the property and a total amount of money that is a stretch and a leap of faith for the Affordable Housing Fund. This also comes with incredible opportunity costs in terms of what else could be considered in terms of affordable housing projects. This is an extraordinary ask and so she asked what the extraordinary benefit is that the Town will get from it. That is not to say that the Town does not need senior housing or that every project can be expected to meet every need.

Mr. Mascali stated that the Board is being forced into a decision where more thought and exploration could lead to some changes, as evidenced by the ability to convene a working group and with thanks to Senator Fernandes for his efforts. There is a tight timeframe at hand, and it is clear that the seller wants to sell the property. It is unclear what the Affordable Housing Committee or the CPC would say if they were aware of this apparent State aid. This project is coming up too quickly for the Board to be able to make a good decision. The Falmouth Housing Corporation decided to sign a contract with a very tight timeframe and provisions for extending it by payments of $10,000 a month. This is a significant amount of money being requested and the question is whether this is the best use of the $2.5M.

Mr. Brown stated that he wishes the current requester would consider partnering with the previous developer to have a mixed-use project. Ms. Mizrahi stated that part of the meeting last week at the State discussed the last program and it was made very clear that the program was not financeable by both EOHLC and Mass Housing. The intention is to be good stewards of the Town to build affordable housing on this site. She cannot in good conscious purchase this property for the previous program knowing that no one in the country has done a similar project. Other sources could be reviewed for future construction funds. There is a huge senior need in the Town, and this is a valuable project.

Mr. Mascali noted that the memo in support of the project states that seniors want senior-only environments. He reviewed a number of joint senior and workforce housing projects in the State, a number of which have received State assistance. He questioned the statement in the memo. Ms. Mizrahi stated that the statement was only meant to convey that it would be harder to get seniors to move into a building if it is all one-bedroom workforce units.

Chair Goldstone asked if the requester feels that the project could be viable without the additional $1.9M from the Town for construction funds. Ms. Mizrahi stated that the intention would be to purchase the site and find a solution, if needed.

Ms. Klein stated that it feels as though the Board is hinging a larger philosophical conundrum on a single developer and single site. There seems to be concerns about a lack of big picture vision, but it is unclear if the Board should hold up this project because of that. She is concerned that putting this project off will lose the site to a market-rate highest bidder developer. Chair Goldstone stated that she is also concerned with using all of the funding in the Affordable Housing Fund for one project. It is unclear if this is the right project to be utilizing all of the taxpayer funds for. The funds being requested currently would leave the fund with $1.2M. If the project moves forward and seniors move into these units, their homes could potentially become available for other families. There is an opportunity in that case to work proactively to connect those people with the Falmouth Housing Trust and the Town to work on a buydown program to make sure those homes are affordable ones. This would require a further investment from the

Town for that buydown program, which cannot occur if there are no funds left. The extraordinary draw on the Town's resources is leading her to a stumbling block.

Mr. Brown stated that he is a big supporter of the previous project. However, he agrees that 30-60% AMI is a good return on investment for 50 units for seniors. This is a good project overall, and it does not seem reasonable to keep wishing for the other project to work. He is willing to concede to support this project instead of the unknown.

Ms. Clark stated that any seniors currently living in Falmouth Housing Corporation family sized units would be encouraged to apply for these senior units, if approved, in hopes of opening up the other units for families.

Mr. Reed asked if the requester would still go forward with the application with the knowledge that the $1.9M for construction costs would not be guaranteed. Ms. Mizrahi stated that they would. Mr. Reed asked if the application would go forward if the construction costs would not be paid for by the Town. Ms. Mizrahi stated that she hopes enough credibility has been established throughout the process and it has been shown that as much money will be pulled from the State as possible for the project, that the Town might still entertain covering a small gap, if needed. She feels comfortable saying that the State could be pushed on most of it. Once the project is approved, a lot of money will be put into it to get it ready for funding applications in front of the State. Mr. Reed stated that the Town cannot commit to $1.9M at this time because it is not available.

Rae Nishi, retired neuroscientist, reminded the Board that there is importance in watching out for the economic viability of the Town. As a senior, she does not believe seniors contribute as much economically to the economy as to servers, bartenders, and other workers. There are six scientific institutions in Woods Hole that have workers who need housing. The vitality of Falmouth is based around the scientific institutions. The people who drive the economy are the bartenders and servers. She has spoken with some and they are suffering. They cannot attend these meetings, as they are working. She knows of seven people living in a single apartment. If the Town does not support these workers, the economy will be in trouble.

Dan Shearer, West Falmouth, stated that people love to live in similar communities to Falmouth as they age. However, seniors also need a lot of help and cannot afford it without good help from workforce housing. The Town needs workforce housing and, without it, the Town will be in rough shape. A mixed use project for this site would likely lead to private donations.

Maurie Harlow-Hawkes asked if all of the age-restricted units will be for Falmouth residents only. Ms. Klein stated that MA law allows for only 70% to be restricted to local occupancy. Ms. Harlow-Hawkes stated that this will continue to bring in people from off Cape. Also, the seniors moving out of their homes and into these units will want to sell their homes for the maximum possible. These will become market value homes that families still cannot afford. The Town needs workforce housing. This is not helping younger people at all.

Michael Galasso, Bushwood 545 LLC, stated that it is clear from those speaking tonight that the Town needs workforce housing. He has proposed other alternatives to building senior housing at the historic building on this property. He noted that the building has been designated as historic which brings $6M to the Town. for affordable housing and to preserve the building. There are many other sites downtown to propose building a senior housing project. The Plaza wants to redevelop its property and build 150 units. They need affordable housing in order to do that. By relocating the senior component of this project to the Plaza and working with the Plaza owners and developers, this could be a big benefit for the community. The community seems to desperately need workforce housing, and he would like to find a solution that allows for both.

Vicky Angstrom stated that both projects are critically important, but the question is who owns this property. It is owned by a businessman who has waited five years to divest himself of the property. He has a contract with the Falmouth Housing Corporation. If the Board chooses not to go with the senior housing project, the owner has suggested that he will raze the building and develop the property himself. The senior project can be placed elsewhere, though near downtown is an ideal location for seniors. Those who need workforce housing likely have cars to drive to work and those with families need somewhere their children can play.

Robert Dugan stated that the owner of this property has been very explicit that he will do something himself on the site. The Board could lose control of a project on this site which could change the whole outlook of the Town. He suggested that the Board use a working group to figure out a plan. He noted that workforce housing does not have a definition. He suggested that the Board determine its criteria, put it into a production plan, and work toward a goal. There are housing projects all over Town and apartments that are vacant. The Board could lose a huge opportunity if it does not make a decision tonight on a project that it can control.

Kevin Murphy, representing the owner, stated that the owner worked with Mr. Galasso on an affordable housing project for five years, and over those five years Mr. Galasso misled him and cost him thousands of dollars. When the Falmouth Housing Corporation came forward, the owner agreed to give it one more chance. The owner has considered demolition of the property himself because he is allowed by-right to develop 20 market-rate units on the property. This is another opportunity, but the ship is sailing. Mr. Galasso is delusional to think that he would be able to step into a project on this site. The owner is adamant that they will not entertain him or anyone he is associated with.

Chair Goldstone stated that the choice before the Board is not between project but whether or not the allocation of Falmouth Affordable Housing Funds as requested is the best use of those dollars to accomplish the Town’s strategic housing needs.

Dave Garrison, Chair of the Affordable Housing Committee, asked about the amounts of money that could go into the Affordable Housing Fund next year. Mr. Johnson-Staub sated that, by policy, the Select Board appropriates approximately $950,000 from recurring funds, largely from the hotel, motel and short term rental excise taxes. There may be an additional appropriation from the Community Preservation Fund which has ranged between $1M-$3M per year, more typically around $2M. Mr. Garrison asked when the request would potentially come for the construction funding. Ms. Mizrahi stated that it would be more than a year from now. Mr. Garrison stated that there is plenty of money to fund this project on the construction side, if the Board chooses to do so. It is not making a decision to commit all of the funds at one time.

Though, he agreed that making a decision to support the purchase price, has an implication that it will also support the construction funds. This will be a multiyear project. The Board has one project in front of it. It does not have another project of the sort that is being described. Even if the Town could take advantage of the State's suggestion, there would be a long process for a development. This opportunity is the only one in front of the Board currently and he strongly recommends taking advantage of the of the innovative undertaking at this time.

Motion by Ms. Klein: That the Select Board, as Trustees of the Falmouth Affordable Housing Fund, vote to award Falmouth Housing Corporation Two Million, Six Hundred Thousand Dollars ($2,600,000) for the acquisition of 545 Main Street for the purpose of creating fifty (50) affordable rental units to be deed restricted at 60% of the area median income, and to authorize the Town Manager to execute the financial documentation setting forth the terms of the award. Second: Mr. Brown.

Discussion:
Mr. Reed stated that the arguments raised tonight have made him think about the process at hand. With the lack of an alternative project in hand, he is leaning toward supporting this, with the understanding that the Town needs to work with the State, update the Housing Production Plan, and prioritize things for the future. Housing is needed for essential workers in Town and that needs to be a priority made for a strategy into the future.

Mr. Brown stated that the Housing Production Plan was recently updated. The Board needs to consider each project that comes before it on its merits and prioritize each on a case-by-case basis.

Mr. Mascali stated that he has no doubt the project will be successful, if approved. However, the question before the Board is what the best use of the $2.5M is given the overall housing needs and this seems unclear at this time. He feels that the Board is being forced into making a decision without a complete exploration of all the implications. He cannot support the application at this time.

Vote: Yes – 3 No – 2

The Board recessed for two 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)

Noreen Brown, Habitat for Humanity, stated that the request is to amend the number of units being offered at 60% AMI versus 80% AMI. All of the projects will be under 80% AMI. This particular lottery did not generate as many 60% AMI buyers and so 80% AMI buyers were then shuffled in. As the original vote was specific to a number of units for each AMI type, Habitat for Humanity also had to work with the ZBA to amend the comprehensive permit. The intention is not to designate how many of each AMI type unit there will be in the future. Habitat will advertise units at or below 80% AMI in the future, which would include 60% AMI buyers.

Mr. Mascali asked why there were not as many 60% AMI buyers for this lottery. Ms. Brown stated that many of the applicants had a lot of debt and so would not qualify for a mortgage. Og the six families chosen in this lottery round, at least one member of each family was a healthcare worker.

Motion by Mr. Mascali: That the Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, amend their original vote of July 29, 2024, awarding $500,000 to Habitat for Humanity of Cape Cod for the creation of affordable housing at 805 Gifford Street Extension, of which $250,000 will be awarded as a grant for land acquisition and $250,000 will be awarded as a zero interest loan for the construction of 4 single family homes for homeownership, 2 of which will be deed restricted as affordable at 60% AMI and 2 will be deed restricted as affordable at 80% AMI in perpetuity and authorize the Town Manager to execute all documents setting forth the terms of the financial award to Habitat for Humanity of Cape Cod, to now allow 1 home to be deed restricted at 60% of the area median income and 3 homes to be deed restricted at 80% of the area median income. Second: Ms. Klein.
Vote: Yes – 5 No – 0

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)

Mr. Renshaw explained that the existing building, constructed in 1930, currently serves as the West Falmouth Fire Station. It is located within the West Falmouth Local Historic District and within the West Falmouth Village National Register District. The small, 1.5-story brick structure, enclosed by a gable roof with a central ventilating cupola, is in need of exterior repairs to extend its useful life. The recent Town Building Study indicated that 1) the wooden doors are in fair condition; 2) the single-pane windows are in poor condition; 3) the wood siding walls are in fair condition; and 4) the asphalt shingle roof covering is beyond its recommended useful life. Based on that study, the total cost for the exterior improvements is approximately $160,000. These exterior improvements are consistent with the allowable spending purposes of the Community Preservation Fund. The deadline for submitting application to the CPC for the April 2027 funding cycle is August 4, 2026. Over the next 12 months, the Fire Rescue Chief and Town Manager's Office will be leading a consultant study to evaluate the most effective and efficient fire station locations and assessing the town's existing six-station model. Pending the results of the aforementioned assessment, the management team recommends that any funds to improve the West Falmouth Fire Station be limited at this time to those that will improve the envelope of the structure such as windows, doors, and roofing materials, thereby protecting the structure from further degradation.

Ms. Klein stated that she visited the building and saw the conditions for those who work/live inside it. She stated that she would like to see an evaluation of the interior conditions as well. If there is a way to improve living conditions and employee health, it should also be considered.

Mr. Renshaw stated that the goal is to enhance the facility's habitability and make it safe. The intention is to address the exterior of the building until an ultimate decision on the six station model is made.

Chair Goldstone stated that she would like to see the request address the exterior but also life safety and habitability issues on the interior, to the greatest extent possible. There was discussion regarding allocating some funding toward additional interior items which may need to be addressed.

Todd Taylor, Precinct 6, stated that he spoke with the chairman of the CPC and it is critical to get the application in by August 4th. The application can be adjusted throughout the process, as it will not come before Town Meeting until April 2027.

Motion by Chair Goldstone: To approve an application to the Community Preservation Committee for exterior preservation improvements to the West Falmouth Fire Station, as well as remediation of subsequent damage and any health and life safety issues identified, with an amount not to exceed $250,000. Second: Mr. Mascali.
Vote: Yes – 5 No – 0

d. 8:20 PM - Presentation of the proposed Capital Plan for FY2027 - FY2036 (40 minutes)

Mr. Renshaw explained that the 10-year capital improvement plan is intended to be a working document that will be updated as new information is available. The long view is important for planning purposes and can continue to be discussed throughout the year. The spending proposed for the coming year must be reviewed by the Finance Committee in time for their recommendations to be included on the October 26, 2026 Town Meeting warrant within a prescribed timeline. A Select Board vote to transmit the capital improvement plan to the Finance Committee is required within 30 days of receipt from the Town Manager per Chapter 8 Section 6 of the Town charter. The Free Cash spending for FY2027 was limited to approximately $12M under this plan based on the Town Accountant's early forecast of Free Cash to be certified in advance of the October 26, 2026 Town Meeting. In the prior three years, Free Cash spending was $16.1M, $14.3M, and $11.4M, respectively. The slide deck for the presentation was included in the meeting packet.

Art Gutch, East Falmouth, asked the capital spending costs for the last three years. Mr. Renshaw stated that for FY26, the entire voted capital plan was approximately $26.4M. Mr. Gutch stated that this is going from $26.4M to approximately $104M. Mr. Renshaw stated that FY27 has large capital project proposed that are contributing to this. There has not been enough focus on preventative maintenance, leading to degradation of many Town facilities over the years. Mr. Johnson-Staub explained that the capital plan has some parts that are more stable than others. The large upcoming borrowing projects are not steady and nor are the grants sometimes received.

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)

Mr. Renshaw explained that the Town has already issued various approvals related to the YMCA project at 487 Brick Kiln Road, Falmouth, Massachusetts. As part of that project, the Town granted the YMCA an Assignment of Groundwater Discharge Rights. The YMCA builders are obtaining financing. The financing lender has requested that the Town execute a Collateral Assignment of Groundwater Discharge Rights, which would allow the lender to fully secure the YMCA project.

Kevin Klauer, representing the YMCA, stated that the YMCA is in the process of securing financing for the balance of the construction costs. The bank would like an assignment of the groundwater discharge rights because the project hinges on that in many ways. The request is for an assent to that assignment, which is a standard practice in any construction loan document package.

Motion by Ms. Klein: To execute a Collateral Assignment of Groundwater Discharge Rights relating to the YMCA project at 487 Brick Kiln Road as presented. Second: Mr. Brown.
Vote: Yes – 5 No – 0

f. 9:10 PM - First review of proposed articles for October 2026 Town Meeting (10 minutes)

Mr. Renshaw explained that Town staff have identified 23 potential articles for the Annual Town Meeting scheduled for October 26, 2026. Many of the proposed articles are standard, recurring articles. For the financial articles, including several articles providing for capital improvements, the dollar amounts and project details are not included in the text of the articles but rather are included in the 'Recommendations' for the articles which are submitted and voted by the respective boards and committees after the Select Board votes to execute the Town Meeting warrant per the schedule adopted by the Board. The warrant includes four proposed general bylaw amendments, four zoning amendments and appropriation of funds for construction of a new East Falmouth Library among other articles. Two articles are shown in italics to indicate there is a question as to whether they will be recommended by staff. One is to amend the Town position classification plan. It has not yet been determined whether the Town Manager will be recommending any changes in pay grade or new positions to be added to the classification plan. The other is an article submitted by the Freshwater Pond Advisory Committee which Town Counsel does not recommend for reasons identified in the explanation. The schedule calls for the Board to vote to execute the Town Meeting warrant on August 17, 2026. This vote will include the text of all warrant articles but not the recommendations or explanations.

Town Counsel O’Keefe explained that she added proposed Article #15. There are two parts to accepting a public way. Town Meeting has to vote to accept the way, but there is also an easement that needs to be conveyed. She stated that Article #21 seems to be superfluous.

Chair Goldstone asked about Articles #13 and #14. Town Counsel O'Keefe explained that the DPW and Town Counsel were approached a year and a half ago by the owners of 227 Clinton Ave. regarding installation of some wastewater infrastructure underneath the street. As a rule, it is not a great idea to put permanent infrastructure underneath Town property. The owners were seeking a license to do so. Licenses are meant to be temporary whereas the water infrastructure should be permanent. There was talk of granting an easement to the owners to construct the proper infrastructure. The DPW decided it would prefer the Town to discontinue the portion of the road from the intersection of Scranton Ave. to the water, to thus allow the private homeowner to own the land and place the wastewater infrastructure themselves, working in concert with the DPW. The owner would then grant back to the Town a drainage easement, water easement, parking easement for a couple of parking spaces at the end of the road, and maintenance access for the seawall easement.

There was discussion regarding Article #23 regarding the adoption of a fertilizer control bylaw. Chair Goldstone suggested this discussion be postponed until a second read of the proposed Articles.

g. 9:20 PM - Presentation and discussion on the ClearPoint Strategy strategic plan and capital project status tracking platform (15 minutes)

Mr. Renshaw stated that, recognizing the need for a platform that would provide the ability for management and the Select Board to monitor both the status of capital projects as well as tracking progress towards accomplishing the goals and objectives of the Strategic Plan, his office began working with each of the department managers to establish a list of Key Performance Indicators (KPIs) that tied to one or more of the seven strategic priorities identified in the Strategic Plan FY23-FY27. On November 13, 2023, Town Meeting approved an appropriation of $25,000 for the acquisition of a strategic planning, tracking and reporting software platform. After evaluating multiple platforms, the decision was made in March 2024 to purchase the robust and multi-functional platform offered by ClearPoint Strategy (at a cost of approximately $13,000 per year). Departments are currently entering data tied to their KPIs on a quarterly basis, additional KPIs and projects will be added, and additional divisions/offices will be brought online in the coming months as the program grows. The goal of this program is to provide the Select Board with quarterly presentations on the status of various capital projects and staff efforts in advancing the goals and objectives of the Strategic Plan, because "what gets measured, gets managed" (quote by business consultant Peter Drucker).

Mr. Renshaw provided a demonstration of the performance dashboard.

h. 9:35 PM - Discuss the process for the Town Manager's annual evaluation (10 minutes)

Chair Goldstone stated that the evaluation process will look similar to last year's evaluation. The evaluation shall take place each year prior to the annual anniversary date of this Agreement and in accordance with any written procedures and criteria adopted by the Board pursuant to the Charter. The Board and the Town Manager shall set annual goals and objectives for the proper operation of the Town. Mr. Renshaw stated that he plans to submit his self-evaluation by the 17th.

7. MINUTES

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

Motion by Mr. Mascali: To approve the meeting minutes of July 13, 2026, as amended.
Second: Ms. Klein.
Vote: Yes – 5 No – 0

8. SELECT BOARD REPORTS:

Chair Goldstone stated that the Board received recommendations on fees from the Beach Committee for future discussion. They are also requesting a joint workshop to discuss the two strategic plan goals.

Mr. Reed thanked the Council on Aging as they rely on volunteers and continue to do great work.

Ms. Klein stated that she has been trying to connect with her new committees and enjoying meeting the chairs. She will make an effort in the next month to attend at least an initial meeting for each of those.

9. FUTURE AGENDA ITEMS

As discussed during the meeting.

10. ADJOURN

Motion by Mr. Reed: To adjourn at 10:30pm. Second: Ms. Klein.
Vote: Yes – 5 No – 0

Respectfully submitted,
Kristan Patenaude, Recording Secretary