



**Town of Falmouth Select Board**  
Regular Meeting

Monday, September 8, 2025, 6:00 PM  
Select Board Meeting Room  
Town Hall  
59 Town Hall Square, Falmouth, MA 02540

**AGENDA**

- 1. OPEN SESSION - 6:00 PM**
- 2. EXECUTIVE SESSION - 6:00 PM**
  - a. M.G.L. c. 30A sec. 21(a)(3) - To discuss and vote strategy with respect to litigation in the matter of Catanese v. Falmouth
- 3. OPEN SESSION - 6:30 PM**
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Recognition
  - d. Announcements
  - e. Public Comment
  - f. Consider a vote to affirm the appointment of the Director of Assessing
- 4. JOINT MEETING - SELECT BOARD AND PLANNING BOARD - 6:30 PM**
  - a. Discuss challenges to the expansion of housing initiatives caused by drinking water capacity and wastewater management requirements
  - b. Discuss the following topics associated with zoning reform
    - 1) Duplexes by-right in all zoning districts where single-family homes are allowed
    - 2) Triplexes by-right in business districts
    - 3) 40Y starter homes
    - 4) Transfer of development rights by adding additional density for affordable housing
    - 5) Seasonal Communities opt-in
    - 6) Conversion bylaw date change
    - 7) Pre-approved ADU plans
  - c. Discuss and hear an update on the Comprehensive Plan process
  - d. Discuss and hear an update on the Short-Term Rental Advisory Committee

- e. Discuss third-party monitoring of affordable rental housing

**5. CONSENT AGENDA - 7:30 PM**

a. Licenses

- 1) Consider a vote to approve applications by West Falmouth Library at 575 West Falmouth Highway, West Falmouth for a series of four Special One-Day Wine and Malt Beverages Licenses for events titled Books & Bistros to be held from 6:30 pm to 8:30 pm on September 26, 2025; October 25, 2025; January 31, 2026; and March 21, 2026

b. Administrative Orders

- 1) Consider a vote to approve a request from the Police Department to expend funds from the D.A.R.E. Grant donations account (28-210-5210-5780) in the amount of \$2,847.02 for the purpose of purchasing items to collaborate with the children of the Falmouth Public Schools
- 2) Consider a vote to accept a donation from New England Endurance Events in the amount of \$1,900 to the Beach Donations Account (28-632-5655-4830) for the Beach Dept.'s support of the annual sprint triathlon at Surf Drive, held in 2025 on Sunday, July 13.
- 3) Consider a vote to approve a water easement for 0 Bigelow Landing Road
- 4) Consider a vote to approve a Conservation Restriction for 599 Brick Kiln Rd.
- 5) Consider a vote to approve CPA funding for Phase 2 (headstone restoration) of the Old Burying Ground located on Mill Road
- 6) Consider a vote to appoint Jean Talbert as a member of the Falmouth Board of Registrars of Voters
- 7) Consider a vote to approve the construction of a sidewalk within the layout of the public way on Sandwich Road, in connection with the Modified Comprehensive Permit issued to Falmouth Southerly, LLC for 375 Sandwich Road

**6. BUSINESS - 7:35 PM**

a. Diversity, Equity, Inclusion and Belonging Advisory Committee report and discussion **(15 minutes)**

- 1) Discuss Cultural Respect Easements **(10 minutes)**
- 2) Discuss initiatives and programs to build meaningful and lasting relationships with the Wampanoag Tribe **(10 minutes)**

b. Report - Veterans Council **(15 minutes)**

c. Vote articles and execute warrant for November 17, 2025 Town Meeting **(15 minutes)**

d. Petition article presentations for November 2025 Town Meeting **(5 minutes each)**

- 1) Petition Article # 16 - Amend Official Zoning map re: Large-Scale Ground Mounted Solar Overlay District **(5 minutes)**
- 2) Petition Article # 17 — Authorize Independent Financial and Operational Audit of Falmouth Public Schools **(5 minutes)**
- 3) Petition Article # 18 - Fund Comprehensive Feasibility Study of Falmouth Public School Buildings **(5 minutes)**

- 4) Petition Article #19 — Authorize Conservation Restriction to 300 Committee (0 West Falmouth Highway - Parcel ID 26 04 057A 001 and 26 04 062A 000) **(5 minutes)**
- 5) Petition Article # 20 - Authorize Conservation Restriction to Falmouth Conservation Commission (0 West Falmouth Highway Parcel ID 26 04 057A 001 and 26 04 062A 000) **(5 minutes)**
- 6) Petition Article # 21 - Amend Zoning Bylaw re: Construction of House-Scale Multi-Family Dwellings **(5 minutes)**
- e. Consider vote to approve two additional full-time Communication Officer positions within Emergency Communications Center **(10 minutes)**
- f. Discuss the Town Manager's annual performance evaluation **(10 minutes)**
- g. Consider vote to adopt revised schedule for November 2025 Annual Town Meeting **(5 minutes)**
- h. Discuss potential funding for the renovation of the former Water Department building at 10 Pumping Station Road **(10 minutes)**
- i. Discuss and consider submitting a letter to the Cape Cod Commission regarding PureSky Energy's Cape Cod Country Club Solar project **(10 minutes)**
7. **MINUTES - 10:00 PM**
  - a. Review and vote to approve minutes of meeting: Public Session - August 25, 2025
8. **TOWN MANAGER'S SUPPLEMENTAL REPORT - 10:05 PM**
9. **SELECT BOARD REPORTS - 10:10 PM**
10. **FUTURE AGENDA ITEMS - 10:15 PM**
11. **ADJOURN - 10:20 PM**

Robert P. Mascali, 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.*