



# Town of Falmouth

## Zoning Board of Appeals

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 - Fax 508-495-7463

### **AGENDA**

March 19, 2020 – 6:30 PM

Board of Appeals Public Hearings & Open Meeting  
Selectmen's Meeting Room, Town Hall  
59 Town Hall Square, Falmouth, MA

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, the March 19, 2020 public meeting of the Falmouth Zoning Board of Appeals shall be physically closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Falmouth Community Television.
2. Real-time public comment can be addressed to the Zoning Board of Appeals utilizing the Zoom virtual meeting software for remote access. This application will allow users to view the meeting and send a comment or question to the Chair via the Chat function. Submitted text comments will be read into the record at the appropriate points in the meeting.
  - a. Zoom Login instructions:
    - i. Browse to the following web address: <https://zoom.us/j/655502768> (the unique link for the meeting.)
    - ii. For mobile devices (tablets and phones), please go to either 'Google Play' [Android] or the iOS 'App Store' [iPhones and iPads] and download the free program 'ZOOM'. Then click the 'join a meeting' link and type in '655 502 768'. If you have not registered with Zoom you will be asked for your name and an e-mail address.
3. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may appear remotely and are not required to be physically present. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may contact the IT Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [FALZBA@FALMOUTHMA.GOV](mailto:FALZBA@FALMOUTHMA.GOV), so that they may be displayed for remote public access viewing.

**Executive Session 6:30 P.M.** Under G.L. c. 30A, s. 21(a)(3) – review and discuss pending litigation at Housing Appeals Committee, Meawad v. Falmouth ZBA, 0 & 213 N. Falmouth Hwy, North Falmouth

### **Public Comment 6:30 PM:**

### **Continuation(s) 6:30 PM:**

#096-19 March, 94 Nantucket Avenue, Falmouth – special permit to renovate existing dwelling and construct a 2<sup>nd</sup> floor addition (TH, RD, EVK, MB, JM)

#090-19 Reppucci, 24 Prospect Street, Falmouth – special permit to construct an addition to the 2<sup>nd</sup> floor of the dwelling and allow office space on the 2<sup>nd</sup> floor of the detached garage with a new deck / stairway (TH, EVK, JM, MB)

#091-19 Cumberland Farms, Inc., 400 East Falmouth Highway and 8 Old Meeting House Road, East Falmouth – special permit to remove buildings on both properties and rebuild the motor vehicle service station and convenience store (RD, EVK, JM, MB)

**New Hearings 6:30 PM:**

#005-20 Noonan, 183 Surf Drive, Falmouth – requesting a special permit to raze and reconstruct the pre-existing non-conforming single family dwelling; exceeding 20% lot coverage by structures

#006-20 Schubert, Trustee, 23 Ormond Drive, East Falmouth – requesting a special permit to expand existing deck and living space and construct a front porch addition; exceeding 20% lot coverage by structures

#007-20 Messer / Bennett, 190 Goeletta Drive, Hatchville – requesting a modification of special permit #004-18 to allow changes from previously approved plans which include a retaining wall and addition of a landing and steps

#008-20 Arthur, 40 Loren Road, North Falmouth – requesting a special permit to replace existing deck with a covered patio and construct an addition to the 2<sup>nd</sup> floor

**Open Meeting:**

1. Vote minutes: February 20,2020 and March 5,2020
2. Request for Insubstantial Change RE #015-18 Habitat for Humanity of Cape Cod Inc., Willett Way, East Falmouth – minor modifications to previously approved plans
3. Request for Insubstantial Change RE #17-16/17-16M Megansett Crossing LLC., 676, 688 & 702 Rt.28, North Falmouth - minor modifications to previously approved plans
4. Board Discussion
5. Board Updates
6. Future Agenda Items

The Board reserves the right, by vote, to take items on the above Agenda out of order. Next Scheduled Public Hearings will be held on April 2, 2020 at 6:30 PM – Selectmen’s Meeting Room – Town Hall

**Amended 3-17-20 at 4:00 p.m. with remote participation information**