



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

October 15, 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 **October 15, 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. **Instructions and the meeting link for this specific meeting can be found at the following web address: <http://www.falmouthmass.us/ZBA>**
 - ii. Please plan on 10-15 minutes of preparation time to log in though it may be less if you have previously used Zoom on the device you will use to access this meeting.
3. Additionally public comments may be sent in advance of the meeting to falzba@falmouthma.gov **at least 5 hours prior** to the beginning of the meeting. Documents and audio or video files may also be submitted via email. Submitted email comments and documents will be made a part of the meeting record and may be read into the record, summarized or displayed during the meeting, at the discretion of the Chair.
4. Applicants, their representatives and individuals with applications before the Zoning Board of Appeals may appear remotely and are not required to be physically present. Applicants, their representatives and individuals with applications before the Zoning Board of Appeals may contact the ZBA Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software.

Public Comment 6:30PM:

Continuation(s) 6:30 PM:

#045-20 LeBlanc, 6 Lawrence Street, Teaticket – requesting a special permit to construct a 2nd floor addition to the pre-existing, nonconforming dwelling

#047-20 Bechta, 33 Mariners Lane, Falmouth – requesting a special permit to construct dormers and an addition to the 2nd floor of the pre-existing, nonconforming dwelling

Public Hearing(s) 6:30 PM:

#051-20 Heald, Trustees, 19 Shapquit Bars Road, West Falmouth – requesting a special permit to allow a third garage bay

Open Meeting:

1. Vote minutes: August 20,2020, September 3,2020 and October 1,2020
2. Board to Discuss bond agreement – vote anticipated RE: Locustfield, LLC – Beach Plum Path (430 Locustfield Road, #006-19)
3. Board Administrative Approval – Request(s) for Insubstantial Change Locustfield, LLC – Beach Plum Path (430 Locustfield Road, #006-19) Modifications to previously approved plans
4. Board Administrative Approval - Request for Insubstantial Change RE: Helmis Circle, LLC – Little Pond Village at Falmouth Heights (#090-17) Modifications to previously approved plans
5. Review Draft Decision with possible vote #078-19 Buzzards Bay Development, LLC, 40 Shore Street, Falmouth (TH, RD, EVK, MB)
6. Board Discussion-
Management of abutter participation for Zoom hearings.
7. Board Updates
8. 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 November 5, 2020 at 6:30 PM – Selectmen’s Meeting Room – Town Hall