Zoning Board of Appeals
Attn: Board Members
59 Town Hall Square
Falmouth, MA 02540

May 10, 2019

RE: Minutes for Public Hearings and Open Meeting held on May 2, 2019 at 6:30 PM in the Selectmen’s Meeting Room – Town Hall Square

Dear Board Members:

The attached minutes as referenced above are respectfully submitted for the Board’s approval and to be filed with the Town Clerk:

Continuation(s):
#115-18 Woods Hole Partners LLC, 533 Woods Hole Road, Woods Hole

New Hearing:
#015-19 Aylward, 68 Silver Beach Avenue, No.Falmouth

#012-19 Hoagland, 30 Davis Neck Road, East Falmouth

#013-19 Hackler, 8 Solar Way, Hahchville

Open Meeting:

1. Minutes of April 18, 2019 and May 2, 2019
2. Request for Board Administrative Approval for #120-16 Little Pond Place LLC, 0 Spring Bars Road – Minor Modifications from approved plans
3. Request for Board Administrative Approval for #118-18, Blue Flag Development LLC, 836 Palmer Avenue, Falmouth – Minor Modifications to approved plans
4. Request for Board Administrative Approval for #067-18 George Heufelder, 78 Oakwood Avenue, Falmouth – Minor Modifications to approved plans
5. Board Updates
6. Discuss Date for Future Workshop
7. Board Discussion RE: Zoning Recodification Committee
8. Future Agenda Items

Terrence Hurrie, Chairman, Board of Appeals:

Date Minutes filed with Town Clerk: __________________________ Town Clerk Stamp

Respectfully submitted
Joanne Robbins, Recording Secretary
Noreen Stockman, Zoning Administrator
May 2, 2019 – 6:30 PM
Draft Minutes
Board of Appeals Public Hearings & Open Meeting
Selectmen’s Meeting Room – Town Hall, Falmouth
PRESENT: Terrence J. Hurrie (Chairman);
Kenneth Foreman, (Vice Chairman); Member; Ed Van Keuren, (Member)
Robert Dugan (Member); Gerald Potamis (Mombcr);
And Zoning Administrator, Noreen Stockman
Absent: James T. Morse (Associate)

New Hearings: 6:30 PM

Chairman Hurrie called the meeting to order at 6:30 P.M.
Chairman Hurrie appointed R. Dugan as the Acting Clerk.

A Motion was made by K. Foreman to take the agenda item No. 4 in Open Meeting out of order. Second: G. Potamis.
Motion passed 5-0.

4. Request for Board Administrative Approval for #067-18 George Heufelder, 78 Oakwood Avenue, Falmouth – Minor Modifications to approved plans.

George Heufelder, Applicant.
The Applicant said the Planning Board granted approval of the project. There are minor modifications including deleted windows, reduced footprint of dwelling from 34' to 32' length, the bulkhead was extended for headroom and there were minor interior modifications. The building height was increased from 15.1' to 17.8'. It is still a one-bedroom home.

Board Questions and Comments: None
Public Comment: None

A Motion was made by G. Potamis to approve. Second: K. Foreman.
Motion passed 5-0.
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Kenneth Foreman, (Vice Chairman); Member; Ed Van Keuren, (Member)
Robert Dugan (Member); Gerald Potamis (Member);
And Zoning Administrator, Noreen Stockman
Absent: James T. Morse (Associate)

A Motion was made by R. Dugan to take the agenda item No. 2 in Open Meeting out of order.
Second: E. Van Keuren.
Motion passed 5-0.

2. Request for Board Administrative Approval for #120-16 Little Pond Place LLC, 0 Spring Bars Road – Minor Modifications from approved Comprehensive Permit plans

Linda Clark, President Falmouth Housing Authority, for the Applicant.
Clark said there is a minor change to the architectural plans looking to change one 2-bedroom handicapped unit to a single bedroom unit, and to require signage be in place before the Certificate of Occupancy.

Board Questions and Comments: None
Public Comment: None:

A Motion was made by R. Dugan to approve. Second: E. Van Keuren.
Motion passed 5-0.
New Hearings:

#015-19 Aylward, 68 Silver Beach Avenue, No.Falmouth – special permit to construct 6x9 bathroom addition

Acting Clerk R. Dugan read the Notice of Public Hearing into the record.

Referrals:
- Engineering - standard comments regarding drywells and rain gardens for runoff
- Assessor, Fire, Concom, Water and Planning - no comments
- Board of Health - Existing plans shows no encroachment. Future septic system will need variance regardless of location.

One letter in support.

Letters/E-mails/Information from Applicant/Representative(s)
- March 25, 2019 letter of representation, signed by Paula Aylward,
- ”Lot Coverage/Bulk Calculations Worksheet, 68 Silver Beach Avenue, North, Falmouth, MA, submitted by ZBA Staff, dated 4-19-2019

Letters/E-mails from Abutters/Interested Parties:
- April 18, 2019 letter from Thomas P. and Ellen E. Leonard, 212 Mill Street, Mansfield, MA, owner of 71 Silver Beach Avenue, North Falmouth, MA (support)
- April 19, 2019 letter from Robert C. and Janice M. Bullock, Trustees, 66 Silver Beach Avenue, North Falmouth, MA (support)

Letters/Referrals/E-mails from Town Departments
- Note: ZBA sent Referral requests to: Assessors, Building Department, Conservation Commission, Engineering Department, Board of Health, Fire Department, Planning Department, Board of Selectmen and Water Department
- Engineering comments, dated 4/11/19 (project must not direct stormwater runoff off property; dry wells, rain garden, or other stormwater measure recommended for roof area)
- Conservation Commission, no comment, dated 4/10/19
- Board of Health, comments, dated 4/2/19, (addition appears not to encroach closer to the existing leach pit)
- Water, no comments, dated 3/27/2019
- Assessors, no comments, dated 4/1/19
- Fire Department, no comments, dated 3/28/19
May 2, 2019 – 6:30 PM
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Kenneth Foreman, (Vice Chairman); Member; Ed Van Keuren, (Member)
Robert Dugan (Mmbcr); Gerald Potamis (Member);
And Zoning Administrator, Noreen Stockman
Absent: James T. Morse (Associate)

- Planning, no comments, dated 3/27/19

Plans submitted by Applicant/Applicant’s Representative
- “Certified Plot Plan” for Paula Aylward, 68 Silver Beach Avenue, Falmouth, MA, prepared by Warwick & Associates Inc., 63 Country Road, Box 801, North Falmouth, MA, dated 3/14/19
- “Bathroom Design, Aylward Residence, 68 Silver Beach Ave., North Falmouth, MA”, prepared by Designs by SPB, Pocasset, MA, including sheets A1 and S1, dated 1-6-19

Paula Aylward, Applicant
Aylward said they want to square off the house, and add a bathroom to accommodate a family medical issue. The Applicant has owned the home since 1991 and before that it was owned by her parents. Aylward said the deck and a concrete pad could be removed to create more open space. She said her parents put an addition on in 1977 which now put the structures over the lot coverage maximum, but it conformed to zoning at that time.

Board Questions and Comments:
The Board asked the Applicant if they intend to remove the shed. Lot coverage is 31.5% and the allowable is 25%. Mr. Aylward said they would like to keep the shed but if the Board requires it, they will comply. R. Dugan said the plan shows the shed will be removed. There was Board discussion about the 4,515 sf lot coverage being improved with the removal of the shed. The Applicant said there is some discrepancy of the lot size on a plot plan, and added there was a court decision in 1917, that says the lot is 55’ x 85’. Aylward said they have been taxed on 55’ x 95’. The Board said the plan needs to be accurate, and noted that the deck appears to be close to the leach field. Mr. Aylward said he was encouraged to offer to remove the deck and shed to get an approval, but that they would appreciate the continued use of the shed.

The Board agreed that the Applicant should remove the deck, but may keep the shed.

Public Comments: None
A Motion was made by K. Foreman to close the hearing. Second: E. Van Keuren
Motion passed 5-0.
A Motion was made by K. Foreman to approve the project. Second: G. Potamis.
Motion passed 5-0.

Findings:
- Increase in utility of the dwelling
- Applicant is amenable to remove a 60 square foot deck, to reduce lot coverage.
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Robert Dugen (Member); Gerald Potamis (Member);
And Zoning Administrator, Noreen Stockman
Absent: James T. Morse (Associate)

Conditions:
- Revised plan to reflect the removal of the deck and keeping the shed.

#012-19 Hoagland, 30 Davis Neck Road, East Falmouth - special permit to construct additions,
exceeding 20% lot coverage by structures

Acting Clerk R. Dugan read the Notice of Public Hearing into the record.

Referrals:
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Engineering – multiple comments:
  – standard comments regarding rain gardens and drywells
  – Unpermitted work within the Town Right of Way does not meet standards DPW requires near the roadway.
  – The strip should be removed, with approved permit from Engineering, to abut pavement and be flush.
  – Steps should be removed or reset flush.
  – There is a gap between the roadway that may not be approved by Selectmen.
  – Aprons setback with raised cobblestones which cause plow damage. Cobblestones should be reset within apron.

Board of Health – Recent septic system installed meets Title V. Dwelling is three bedrooms. However, the proposed office could qualify as a bedroom.
Assessors and Fire – no comment
Water Dept – 3/4 inch copper line must be upgraded to one-inch plastic.
One letter of concern.

Letters/E-mails/Information from Applicant/Representative(s)
  – December 28, 2018 letter of representation, signed by Paul V. Hoagland, and Bonnie Hoagland
  – “Lot Comparison Worksheet, 30 Davis Neck Road”, submitted by Ament Klauer LLP, date stamped received Mar 7, 2019
  – Five photographs of existing dwelling, date stamped received Mar 7, 2019

Letters/E-mails from Abutters/Interested Parties:
  – April 24, 2019 letter from Diane G. Mello, 36 Davis Neck Road (concerns)

Letters/Referrals/E-mails from Town Departments
  Note: ZBA sent Referral requests to: Assessors, Building Department, Conservation Commission, Engineering Department, Board of Health, Fire Department, Planning Department, Board of Selectmen and Water Department
  – Engineering comments, dated 4/11/19 (4 pages: project must not direct stormwater runoff off property; condition recommended for stormwater mitigation for roof area; requested ZBA require Applicant to provide plans and file a permit to correct unpermitted work in Town right-of-way)
  – Conservation Commission, no comment, dated 4/10/19
  – Board of Health, comments, dated 4/2/19, (three-bedroom septic system; however, proposed office meets Title V definition of a bedroom. Recommended cased opening for office, to eliminate privacy.)
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Robert Dugan (Member); Gerald Potamis (Member);
And Zoning Administrator, Noreen Stockman
Absent: James T. Morse (Associate)

- Water, comments, dated 3/8/2019 (require water service to be upgraded to 1-inch plastic)
- Assessors, no comments, dated 3/13/19
- Fire Department, no comments, dated 3/12/19
- Planning, no comments, dated 3/11/19

Plans submitted by Applicant/Applicant’s Representative
- “30 Davis Neck Road in East Falmouth, Massachusetts”, plot plan prepared by Cape & Islands Engineering, 800 Falmouth Road, Suite 301C, Mashpee, MA, rev. dated 1/9/2019
- "Hoagland Residence, 30 Davis Neck Road, Falmouth", prepared by Longfellow Design Build, drawn by Adam J. Harris, including sheets A0.0, A1.1, A1.2, A2.0, A2.1, dated January 30, 2019, and EX 1.0, EX 1.1 and EX 1.2, all dated January 23, 2019

Attorney Kevin Klauer, for the Applicant.
Mr. Klauer stated he submitted a lot comparison worksheet for neighboring properties to the Board. Klauer said the property is a 10,000 sf lot in Residential B zone. It was purchased in 2017. The Applicant seeks to make the property a full-time primary residence. It is a 1.5 story dwelling, with a footprint of 1,300 sf, conforms to setbacks and lot coverage, and has a 17’, 7” ridge height. The addition will be 18’ 11.5”, the addition will create a full-size kitchen, provide office space, expand living space, create additional storage space, improve the first floor master bedroom. The changes will improve usefulness, and increase lot coverage by structures to 22.1%, and lot coverage by structures/parking/paving to 26.4%. Mr. Klauer stated 11 homes have a larger footprint. There will be no impacts on views and vistas, and no effect on nitrogen levels. Klauer said the Applicant will add a cased opening for the office, and address all concerns by Engineering. An abutter is concerned with effects on a Japanese Fir, but the project will have no adverse effects on the tree, and the project is not substantially more detrimental. Mr. Klauer stated that the addition is on a slab, and 19’ from the property line. The Applicant is willing to remove the shed if conditioned, but the lot coverage with the shed is 22.9%, and well within the allowable limits.

Board Questions and Comments:
The Board asked about the Engineering concerns and Attorney Klauer said the Applicant is amenable to addressing those concerns but would like to keep the cobblestone apron and make
minor revisions. The Board said it is unusual to get referrals that need to be taken care of prior to approval. The Board mentioned the setbacks for the shed are 4.7’ and 8.3’. Klauer said the requirement is 3’. The Chairman asked the Applicant about the cased opening in the office and it was agreed that it would be 4’.

There was no public comment.

A Motion was made by K. Foreman to close the hearing. Second: G. Potamis. Motion passed 5-0.

A Motion was made by K. Foreman to approve. Second: G. Potamis. Motion passed 5-0.

Findings:
- incorporate Engineering comments including requirement to file for permit
- increase usability
- 3 bedrooms to be 3 bedrooms
- Conforms to §240 – 216

Conditions:
- Shed will be removed.
- four-foot cased opening added for office
- Per plans
- Must meet all conditions and permitting per Engineering 4-11-2019 referral, and water service must be upgraded.
May 2, 2019 – 6:30 PM
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#013-19 Hackler, 8 Solar Way, Hatchville - appealing the Building Commissioners determination
to remove the pole barn structure on subject property

Acting Clerk R. Dugan read the Notice of Public Hearing into the record.

Joe and Karen Hackler, Applicants:
The Hacklers said they ran into trouble with neighbors for the pole barn project proposed as an
agricultural use. They received Town approval to put it up then the neighbors complained to the
Town. The project was constructed under cluster zoning, but the Applicants found that the
project was not applicable to cluster zoning use and the Building Commissioner issued an order
for removal. The applicants said the Commissioner was amenable to the Applicant changing the
use from agricultural to residential and that change is in process. The Applicants asked for a
continuance.

Due to the request for the continuance of the hearing, the Board opted to forgo proceeding with
the hearing.

A Motion was made by K. Foreman to allow a continuance to July 11, 2019. Second: E.
Keuren.
Motion passed 5-0.
Continuation(s) 6:30 PM – #115-18 Woods Hole Partners LLC – 533 Woods Hole Road, Woods Hole - Special permit construct 43 residential units throughout 7 buildings and restore the ‘Dome’ structure

Attorneys Robert Ament and Kevin Klauer for the Applicant
(Also present were Mark Begosian and Matt Costa)
Chairman Hurrie advised the Applicant that there needs to be a signed extension to proceed beyond today and Attorney Ament agreed to do so.

Attorney Klauer said since the last hearing the following has occurred:
- The Applicant received site plan approval from the Planning Board and there are no significant changes.
- There are two minor changes to grading and drainage plans done for the Planning Board, and presented the plans to the Board for the record. Engineering comments will be addressed.
- Town Counsel issued a statement that he agrees with the height requirements as stated previously regarding the question of 35’ or 2.5 stories saying there is no reference in the codes to 2.5 stories.
- Per a request by an abutter, the Concom visited the site and located a wetland at the northeast corner of the site. The Applicant reviewed and responded. The coastal bank and wetland buffers do extend slightly onto the property, but both are outside the work area, and there is no impact to the project.
- Buildings A and E were modified slightly. Building E has been reduced in size, and shifted to be 27’ from the Dome.
- Building D was shifted further away from the street which change eliminated any decreases to view shed. The change did alter parking in the rear. Some parking spaces were moved.
- The eastern entrance, per DOT, requires a curb cut change which widens the entire driveway.
- Landscaping was revised per request of the abutters. Planting varieties incorporated are fast growing. Most existing vegetation will remain on the hill.
- There were changes to the design of the exterior of the duplexes and affordable units.
- The Applicants agree to improve the sidewalk to be ADA compliant.
- To respond to the questions about density, the 8-unit per acre density was allowed by Town Meeting to encourage this type of development. The modifications to the covenant didn’t change density but allowed units to be in multiple buildings instead of one large building.
The proposed lot coverage is 41% and well below the maximum of 60%.

Klauer said this design came about after a year of negotiations with the Woods Hole Association. It is not the original design by the Applicant. He said there has been a lot of input by Boards and neighbors and the Board has sufficient information to close. The Planning Board has issued its approval.

Board Questions and Comments:
The Board questioned the yet undecided use for the Dome. Attorney Klauer said the use has not been defined but there are a number of potential uses. The ultimate use would be common space, used by the Condo Association, with public access.

R. Dugan asked if in the event the project is approved, and then a use for the Dome is decided, if the Applicant must request a modification to add more parking for that use, where will the Applicant put additional parking on the site?

Attorney Ament responded as follows:
- There is additional parking on the driveway below the Dome and it could be expanded to get a few more spaces by cutting into the slope a bit.
- A parking reduction of 50% is allowed in a business redevelopment district, by Special Permit from the Zoning Board of Appeals.
- Eight parking spaces provides one space for every three people.
- More parking is available in the vicinity.
- The Applicant is not looking for an intense parking use, limited by covenant.
- Parking calculation is one space per 250 sq ft, or a total of 9 spaces.
- The project will not be occupied for another three years so it is difficult to determine a use for the Dome at this point.
- There is a limitation in sewerage waste capacity that will not allow excess parking. without the need to put in a different system.
- The Applicant proposes a 1,000 sf access building that contains stairs, an elevator for the handicapped, a bathroom and a small storage area.
- The Applicant is limiting the Dome use to only non-profit.
- The Applicant suggested a limit of 15 parking spaces, but the Planning Board did not accept that.

Ament said they have not yet filed with the Historical Commission. That part of the project will require a lot of experts in historic preservation and continued maintenance showing the care of
the Dome in perpetuity, but Ament said we need to get through this Board first. Ament said the Covenant with the Association says there must be an accommodation for meetings. The Applicant has no problem with that but there was a lot of interest by one group earlier to take over the operation of the Dome and that will not happen. Ament said if the Board feels we should limit the use, we will accept that. Some residents will be seasonal. Attorney Ament said residents on site will use the Dome and not need additional parking. He said we want to have some public access and that will depend on public demand. If the Board limited the use to just association use, or occasional visitation by the public, we could live with that, and come back for a modification, if another use is better and the community association agrees.

Board Questions and Comments:
The Board discussed concerns with unanticipated parking and suggested all additional parking should located on the plan.

K. Foreman said to the Applicant you are talking about adding 14 unspecified spaces: reserve parking should be shown on plans.
Attorney Klauser said eight spaces exist, so only six additional spaces could be added. Attorney Ament said between now and the approval decision the Applicant could come up with some language allowing a little more flexibility, and show additional spaces located on the plan. Some residential units may be seasonal, providing potential flexibility.

K. Foreman said the bylaw for the business redevelopment district was clear and we don’t want parking in front of the buildings (should be sides and rear), and asked the Applicant if they received a historic certificate and for which buildings.
Attorney Klauser said the certificate will be for Buildings B,C,D and E and whatever holds true for those in the historic district will hold true for all buildings. Attorney Ament said the Wise Living Project received a Certificate of Appropriateness in 2008 that remains in effect. It was for the site, but we will have to go back and modify it, because there are different buildings in this plan. Ament said it would be foolish to try and involve historic preservation prior to getting ZBA approval. The Dome restoration project will require in excess of $1 million. Ament said if there are any changes, we will have to come back, to get a modification of the special permit and site plan review; there will be occasional public use. The Cape Cod Commission will require preservation before a building permit.

The Board questioned the 100' buffer on the plan determined by the Concom. Matt Costa, Engineer for the project, said the buffer to the Coastal Bank was determined based on DEP slope criteria based on topography and he said he spoke with the Concom. Even if the Concom
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requires a hearing, Costa said the work is in buffer zone B and no performance criteria is required.

Public Comment:
Chairman Hurrie asked the public to restrict comments to those that are new and not comments discussed in prior public hearings.

Phil Levin, Precinct One: Logan asked the Board to consider events taking place at the Steamship Authority proposing a $60 million project that might affect this project, and cause more traffic concerns.

Denise Callahan, Walker Street:
Callahan was in support of the project and said it will be a great asset and that the Applicant was willing to work with everybody.

Michael Connelly, 87 Gunny Point
Connelly raised three points:
1. The new project will take out the eyesore and blight. The project has the approval of the direct abutters and hotel owners, and offers real depth.
2. The Woods Hole Community Association presents an obstacle. Connelly said he is a member of that association, as well as the former Secretary of State, and a 16-year chairman to the Massachusetts Historical Commission, that has always let the town boards and commissions make decisions. Then the project goes to the state and local historical commissions for review and comments.
3. If the project is not perfect it is a better project today than it was in January of 2019 and infinitely better than the Wise Project of 2008. Connelly said it would be tragic to have this project go down the drain and the dump on the hill remain.

Board Comments and Questions: The Board said there is still an opposition letter on file by the Woods Hole Community Association and asked why it is still in the file if the Applicant received support from the association?
Mr. Ament said the covenant has been amended, and it is signed by the officers of the association. It allows the project to go forward in connection with the covenant. That letter is being held in escrow. He said you would have to ask the association why the letter is still there.

The Board discussed the unresolved matter of the Dome use and the fact that density on the site could be affected by whatever that use will be.
Mark Begosian responded that the only use being considered is a non-profit use. The Applicant said they have listened to the public and others, and tried to placate the people and residents. The project is not about the use of the Dome, and we will come back if anybody has a proposed use. Begosian said if the Board wants to condition the use for residents with public access, we are happy to do that. We are looking for a three-year lead in. No one will sign a lease contract at this time for a use that is three years down the road.

The Board discussed having the Zoning Administrator draft a positive motion, leave it open for Concom comments, and have it reviewed by both sides. Attorney Klauer said the Applicant will be required to work with the Concom but that should not hold up the process. He said he believes the project is out of their jurisdiction, but they will comply with whatever the Concom requires.

The Board asked about the timeframe for the project. Attorney Klauer said if the historic process goes well, the project will start in the fall. If the project stalls, it will begin in early spring. It will be a phased project anticipated to be complete in three or four years. The Applicant stated that Building E will be done last. The duplexes and affordable units will be done first. E. Van Keuren expressed concern that the project units might not sell without the Dome use being determined. The Applicant stated he believes the units will sell.

**A Motion** was made by K. Foreman, to close the hearing with the following conditions as follows:

- to instruct the zoning administrator to draft a positive motion with the use of the Dome being restricted to allow public meetings, but not necessarily a non-profit;
- Parking will be restricted to behind buildings C and D. Parking for Building A shows parking in front of the building. Extra parking spaces will require a modification.
- Construction hours will be 7:00 AM to 7:00 PM Monday through Friday; Noon to 7:00 PM on Saturdays and no construction on Sundays/holidays
- subject to Concom approval;
- subject to Planning Board conditions on site plan;
- subject to Board of Health review;
- A decision to be made by May 30, 2019 at 6:30 P.M.
- The record will remain open to receive written comments until May 23, 2019.
- The Applicant will have to come back before the ZBA if Concom, Planning Board, or Massachusetts or Falmouth Historical Commission approval is inconsistent with this Board.
The project is consistent with the intent of §240-240.  
Height certification required at framing.  
An extension will be signed tonight.  
A draft decision will be circulated in advance to the Board and the Applicant.  
Final As-built is required.

Second: R. Dugan.  
Motion passed 5-0.

Open Meeting:

1. Minutes April 18, 2019 – Tabled until next meeting.

2. Request for Board Administrative Approval for #120-16 Little Pond Place LLC, 0 Spring Bars Road – Minor Modifications from approved plans. Taken out of agenda order.

3. Request for Board Administrative Approval for #118-18, 836 Palmer Avenue, Falmouth – Minor Modifications to approved plans which include: reduce the size of the maintenance building; shift location of club house; rearrange back deck; eliminate hot tub with spa. A Motion was made by R. Dugan to approve. Second: E. Van Keuren. Motion passed 5-0.

4. Request for Board Administrative Approval for #067-18 George Heufelder, 78 Oakwood Avenue, Falmouth – Minor Modifications to approved plans. Taken out of agenda order.

5. Request for Board Administrative Approval to extend the opening of the hearing, by agreement, for 213 North Falmouth Highway.  
A Motion was made by R. Dugan to extend to May 30, 2019. Second: E. Van Keuren.  
Motion passed 5-0.

5. Board Updates – The Select Board have reopened and re-advertised the open associate board position. James Morse was appointed as an alternate member at a meeting on April 20, 2019.

On April 29, 2019, the Chairman and Zoning Administrator attended the Select Board Affordable Housing meeting, where they listened to speakers who talked about attaining affordable housing goals, the concept of high density, identifying where high density housing should be, and the concept of establishing funding, through the Town, for affordable housing. Rolling applications...
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for funding will be accepted with access deadlines. The Selectmen function as the party that
votes for the release of affordable housing funds.

6. Discuss Date for Future Workshop – tabled.


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 May 23, 2019 at 6:30 PM – Selectmen’s Meeting
Room – Town Hall

Meeting adjourned 8:53 PM.

Respectfully submitted,
Joanne Robbins, recording secretary