COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH

ANNUAL FALL TOWN MEETING

Lawrence School
Lakeview Avenue
Falmouth, Massachusetts

MODERATOR:  David T. Vieira
TOWN CLERK:  Michael Palmer

Monday, November 9, 2015
7:00 p.m.

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<table>
<thead>
<tr>
<th>ARTICLE</th>
<th>DESCRIPTION</th>
<th>VOL-PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Hear Report of Town Committees, Officers</td>
<td>1-26</td>
</tr>
<tr>
<td>2</td>
<td>Appropriate Fund for Unpaid Bills</td>
<td>1-70</td>
</tr>
<tr>
<td>3</td>
<td>Amend Chapter 240 Code of Falmouth - Flood</td>
<td>1-71</td>
</tr>
<tr>
<td>4</td>
<td>Update Local Comprehensive Plan</td>
<td>1-24</td>
</tr>
<tr>
<td>5</td>
<td>Fund Energy Management Services Contract</td>
<td>1-24</td>
</tr>
<tr>
<td>6</td>
<td>Establish Debt Stabilization Fund</td>
<td>1-88</td>
</tr>
<tr>
<td>7</td>
<td>Fund Debt Stabilization Fund</td>
<td>1-89</td>
</tr>
<tr>
<td>8</td>
<td>Supplement FY 2016 Budget</td>
<td>1-90, 3-14</td>
</tr>
<tr>
<td>9</td>
<td>Fund Capital Improvements</td>
<td>1-93, 2-105</td>
</tr>
<tr>
<td>10</td>
<td>Fund Non-Capital Projects</td>
<td>2-158</td>
</tr>
<tr>
<td>11</td>
<td>Petition Amend Bylaw - Ground Mounted Solar</td>
<td>2-162</td>
</tr>
<tr>
<td>12</td>
<td>Authorize Solar Arrays - 458 Thomas B. Landers</td>
<td>2-190</td>
</tr>
<tr>
<td>13</td>
<td>Authorize Easements - 458 Thomas B. Landers Rd.</td>
<td>2-193</td>
</tr>
<tr>
<td>14</td>
<td>Amend Zoning Map - 458 Thomas B. Landers Road</td>
<td>2-163</td>
</tr>
<tr>
<td>15</td>
<td>Amend Ch. 140 Code Falmouth - Licenses, Permits</td>
<td>3-24</td>
</tr>
<tr>
<td>16</td>
<td>Amend Ch. 199 Code Falmouth - Streets, Sidewalks</td>
<td>1-24</td>
</tr>
<tr>
<td>17</td>
<td>Amend Ch. 203 Code of Falmouth - Swimming Pools</td>
<td>3-43</td>
</tr>
<tr>
<td>18</td>
<td>Estab. New Falmouth Historic District Commission</td>
<td>3-48</td>
</tr>
<tr>
<td>19</td>
<td>Petition - Require 3 Estimates over $5000</td>
<td>3-87</td>
</tr>
<tr>
<td>20</td>
<td>Petition - Establish Fees at Compost Facility</td>
<td>3-111</td>
</tr>
<tr>
<td>21</td>
<td>Petition - Divestment of Mass. Public Pension Funds from Fossil Fuels</td>
<td>3-118</td>
</tr>
<tr>
<td>22</td>
<td>Petition - Town Meeting Recounts</td>
<td>3-135</td>
</tr>
<tr>
<td>23</td>
<td>Petition - Voting Rights Legal Non-Citizens</td>
<td>3-138</td>
</tr>
<tr>
<td>24</td>
<td>Petition - Ownership/Maintain Grinder Pumps</td>
<td>3-167</td>
</tr>
<tr>
<td>25</td>
<td>C.P.C. - Authorize Conservation Restriction</td>
<td>3-216</td>
</tr>
<tr>
<td>26</td>
<td>C.P.C. - Goodwill Park Rehabilitation</td>
<td>1-24</td>
</tr>
</tbody>
</table>
# Annual Town Meeting Index

<table>
<thead>
<tr>
<th>ARTICLE</th>
<th>DESCRIPTION</th>
<th>VOL-PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>C.P.C. - N. Fal. Elementary Playground Rehab</td>
<td>1-24</td>
</tr>
<tr>
<td>28</td>
<td>C.P.C. - Falmouth Athletic Field Assessment</td>
<td>1-24</td>
</tr>
<tr>
<td>29</td>
<td>C.P.C. - Sandwich Road Field Basketball Court</td>
<td>1-24</td>
</tr>
<tr>
<td>30</td>
<td>C.P.C. - Replace Gates at Bristol Beach</td>
<td>3-217</td>
</tr>
<tr>
<td>31</td>
<td>C.P.C. - Shining Sea Bikeway Rehab Project</td>
<td>1-25</td>
</tr>
<tr>
<td>32</td>
<td>C.P.C. - Recreational Bicycle Racks</td>
<td>1-25</td>
</tr>
<tr>
<td>33</td>
<td>C.P.C. - Shivericks Pond Public Access Improve</td>
<td>1-25</td>
</tr>
<tr>
<td>34</td>
<td>C.P.C. - Fal. Housing Stabilization Program</td>
<td>1-25</td>
</tr>
<tr>
<td>35</td>
<td>C.P.C. - Historic Rehab Carriage House Windows</td>
<td>1-25</td>
</tr>
<tr>
<td>36</td>
<td>C.P.C. - Falmouth Country Club Irrigation System</td>
<td>3-218</td>
</tr>
<tr>
<td>37</td>
<td>C.P.C. - Capital Improvements Lawrence Academy</td>
<td>1-25</td>
</tr>
<tr>
<td>38</td>
<td>C.P.C. - Establish Land Bank Debt Reserve Account</td>
<td>1-25</td>
</tr>
<tr>
<td>39</td>
<td>C.P.C. - Land Bank Debt Reserve Account</td>
<td>3-219</td>
</tr>
<tr>
<td>40</td>
<td>C.P.C. - Lawrence Academy Historic Preservation Restriction</td>
<td>2-219</td>
</tr>
</tbody>
</table>

# Special Town Meeting Index

1. Fund Energy Receipts Reserved for Appropriation 2-9
2. Petition - Maximize Operations of Municipal Turbines 2-48
3. Amend Ch. 240 Code Falmouth Wind Energy Systems 2-101
PROCEEDINGS

THE MODERATOR: All Members please come forward, take your seats. Don’t forget to sign in. Attendance will be published in the Falmouth Enterprise.

[Pause.]

THE MODERATOR: Okay, all Town Meeting Members please come forward, take your seats. I want to remind all Town Meeting Members and those present that we’re being broadcast live on FCTV Channel 15. So we want you to identify yourselves by name and precinct each time you speak.

Okay, this evening we have in the first division teller Mr. Netto; in the second division Mr. Dufresne; and this evening in the third division we’ll have Mrs. Kozens-Long.

Would all Town Meeting Members present please stand for the establishment of a quorum and the tellers will return a count.

[Pause.]

THE MODERATOR: In the first division, Mr. Netto?

MR. NETTO: 50.

THE MODERATOR: 50.
In the third division, Mrs. Long?

MS. LONG: 58.

THE MODERATOR: 58.

In the second division, Mr. Dufresne?

MR. DUFRESNE: 96.

THE MODERATOR: 96.

MR. DUFRESNE: Mr. Moderator.

THE MODERATOR: Yes, Mr. Dufresne.

MR. DUFRESNE: Two people sat down before I counted them.

THE MODERATOR: Okay.

MR. DUFRESNE: [Inaudible.]

THE MODERATOR: All right, so when we’re doing the counts -- and I know it’s a topic of a future article at Town Meeting -- so let’s make sure you stand up until the teller is well past your row, okay? So that we make sure that we get an accurate count.

And also Mr. Dufresne had mentioned to me folks moving around when they’re -- if you could just stand in one location while we’re doing the votes, okay?

So we have a counted vote of 204, and we have a quorum and I call the Annual Town Meeting
into session.

All rise for the presentation of the colors by Girl Scout Service Unit 359 and the Brian Baru Pipe Band.

[Colors presented.]

THE MODERATOR: Please follow me in the Pledge of Allegiance.

[Pledge of Allegiance taken.]

THE MODERATOR: And a new addition to our Town Meeting this evening is the Lawrence School Choir who will lead us in the National Anthem.

[Town Meeting sings National Anthem along with the Lawrence School Choir.]

THE MODERATOR: At this time, I’ll recognize Chuck Martinsen for our invocation.

MR. MARTINSEN: Heavenly Father, may our meeting this evening be not only an exercise of care and concern for our community and its residents, but also an example of how a community can agree and disagree and still be a community.

We ask you to watch over and protect our families, our community, our nation and our world.

May your gifts of peace become a reality for all.
Amen.

I’m going to ask that Town Meeting remain standing in honor of those who have passed since our last meeting, especially George Hampson. George was a pillar of our community. His love for science, the government, the environment and Falmouth was contagious. George was a substantial man in both his kind nature and his love for others. Town Meeting holds George’s family, including his wife Barbara, in our thoughts and prayers.

George, thank you for everything you did for this community. You will be greatly missed, my friend.

[Pause.]

THE MODERATOR: You will notice that, tonight and tomorrow night, there’s a bouquet of flowers in George’s seat. Thank you, Deb Rogers. If anyone would like to leave a message for the Hampson family, feel free to bring it tomorrow night and place it on the seat and we’ll collect them and distribute them after the meeting.

At this time, would the Brian Baru Band please play Amazing Grace.
[Amazing Grace played.]

[Minute of Silence.]

THE MODERATOR: Colors post.

Ladies and gentlemen, the Brian Baru Pipe Band, Girl Scout Service Unit 359 and the Lawrence School Choir.

[Applause.]

THE MODERATOR: All right, this is our first Town meeting since the election, so in a moment we'll be swearing in our new Town Meeting Members.

But, before that, I want to announce that this year's turkey drop-off day for the Falmouth Service Center will be Sunday, November 22nd, from 12:00 to 4:00. They need turkeys and all the fixings, and helpers to put the baskets together. Just come on down and volunteer for an hour or two.

Mr. Clerk, would you call the roll for the swearing-in of our new Town Meeting Members.

CLERK PALMER: Will the following people please stand: Douglas Jones, Eric Turkington, Victoria Lowell, Judith Fenwick, Catherine O'Brien Bumpus, Weatherly Barnard Dorris, Peter Clark, Ron Zweig, Holly Wilson, Karen Bissonnette, Judith
Magnani, Alice Dufresne, Judith Rebello, James
Nidositko, Sandra Cuny, Barbara Kannellopolous,
Adrian Dufresne, Susan Smith, James Marnell, Laura
Lorusso Peterson, Catherine Ravens, Rose Mase,
David McDonald, Cheryl Williams, Walter Crotty,
Anne Rosenthal, Carol Strojny, Thomas Walrath,
Martha Gillis, Helen Kennedy, Linda Tobey, Kelly
Taranto, Priscilla Moor, Helen Martin, Mary
Alwardt, Melissa Keefe, Michael Martin, Brian
Keefe, Leonard Johnson, Charles McCaffrey, Peter
Nielsen, Nancy Hayward, Mary Harris, William Dynan,
James Callahan, John Elliott, John Bearce, Michael
Duffany, Brenda Swain, Martha Asendorf, Paul
Sellers, Mary Pat Flynn, Daniel Shearer, Charles
Eastman, Robert Antonucci, Douglas Shearer, Peter
Cook, Matthew Patrick, Mary Swain, Brendan Smith,
Wayne Lewis, John Collins, Barry Panish, Jacques
Tompkins, Carter Hunt, Damian Malgeri, Sheryl
Kozens Long, Ron Smolowitz, James Cummings, Jay
Zavala, Karen Schwalbe, Scoba Rhodes, Stephen
Walsh, Barbara Milligan, Kara Koslowsky, Joseph
Netto, Joseph Martinho, Susan Augusta, William
Peck, Todd Duffany, Phyllis Day, Brent Putnam, Gina
Webber and Kenneth Medeiros.
Please all stand, raise your right hand
and repeat after me.

I -- state your name -- do solemnly swear
and affirm that I will faithfully perform all the
duties of a Town Meeting Member, according to the
best of my ability and agreeable to the
Constitution and Laws of the Commonwealth of
Massachusetts and the Bylaws of the Town of
Falmouth. So help me God.

Congratulations.

[Applause.]

THE MODERATOR: You did a great job. I
heard you all have a chorus of your name. I had
the pleasure of swearing in the new student
government at the Mullen Hall School. When I told
them to repeat after me and when I said "state your
name", they all said, "state your name". Ha-ha.
So, Nancy’s doing a good job at discipline over
there at the Mullen Hall School, but we had to do a
take two on the swearing in.

At this time, I’d like to start with the
dispensing of the reading of the warrant. Mr.
Chairman for the motion.

CHAIRMAN JONES: Mr. Moderator, I move
to dispense with the reading of the warrant, except for the officer’s return.

THE MODERATOR: Okay, you’ve all heard the main motion. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

At this time, I’ll read the Officers Return of the Warrant. By virtue of this warrant, I have this day notified and summoned the inhabitants of the Town of Falmouth qualified to vote on town affairs, as said warrant directs, by posting an attested copy thereof in Town Hall and in every precinct in the town. Signed by Constable Ronald Braga, and our constable this evening is Mr. Braga; he’s in the back of the room.

Mr. Clerk, I ask that the warrant become an official part of the record for this meeting.

At this time the Chair would entertain a motion for non-Town Meeting Members to sit up front with their respective boards and committees.
FROM THE FLOOR: Moved.

THE MODERATOR: So moved. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

At this time, the Chair would entertain a motion for all Town employees who are not residents of the Town of Falmouth to have the right to speak on all issues before the Town Meeting.

FROM THE FLOOR: So moved.

THE MODERATOR: So moved.

All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

At this time, I recognize the Planning Board for notification of public hearing.

MR. DREYER: Mr. Moderator, my name is
Paul Dreyer, Clerk Secretary of the Planning Board and a Town Meeting Member, Precinct 2.

FROM THE FLOOR: Can’t hear you.

THE MODERATOR: We just have to lean into the mic a little; it’s a directional mic. It’s on; you just have to lean into it a little more. Speak into the microphone.

MR. DREYER: I’d like to restate [inaudible] Planning Board.

THE MODERATOR: Yes, into the mic.

MR. DREYER: In accordance with Chapter 40A, Section 5, Massachusetts General Law, and Article 43 of the Falmouth Zoning Bylaw, a public hearing was held on September 29th, 2015, on Articles 3, 11 and 14 --

FROM THE FLOOR: Can’t hear you.

MR. DREYER: In accordance with Article 40A, Section 5, of Massachusetts General Law, Article 43 of the Town of Falmouth Zoning Bylaw, a public hearing was held on September 29th, 2015, on Articles 3, 11 and 14 for the Fall 2015 Annual Town Meeting, and all those who wished to speak were heard. Thank you.

THE MODERATOR: Thank you.
At this time, if you’d turn to the back cover of your warrant book, we’ll go over briefly the simplified Rules of Town Meeting.

Speaking and Voting. Registered voters, residents and taxpayers of the town may speak on any article in the warrant. Persons who are not voters, residents or taxpayers of the town may address the Meeting only with the consent of a majority of those present.

Only Town Meeting members may vote.

So we have a row, there, that’s cordoned off. Everyone in front is a Town Meeting Member. It you’re not a Town Meeting Member and you’re not exclusionarily sitting with your board, you need to be behind that row, okay? And when we do voice votes, only Town Meeting Members should be voting on the voice votes and only Town Meeting Members should be standing on the standing count.

If you are behind the roped-off area, the tellers will not count you as a Town Meeting Member. So make sure if you’re a Town Meeting Member you’re in front of the roped-off area.

Motions and Amendments. Motions and Amendments may be made only by Town Meeting
Members.

Two amendments will be accepted on any article.

Long or complicated motions, and other motions which he shall so request, shall be presented to the Moderator in writing.

Reconsideration. Reconsideration will be allowed at any time during the meeting if the article does not involve the appropriation of money.

If the article involves the appropriation of money, notice of reconsideration must be given within 30 minutes of the vote on the article. Reconsideration may then be allowed at any future time.

The Moderator shall determine if the motion to reconsider is in order. Motions for reconsideration must be based on substantially new information not available to the Meeting at the time of the original debate. The motion to reconsider is not debatable.

Our Hours of Operation: first night seven o’clock; subsequent nights will be seven o’clock, and we’ll close at 11:00 p.m. unless a motion to
continue is made and approved by a two-thirds vote of Town Meeting Members.

So to begin, we are going to go through and use a blanket vote. On the blanket vote, I will call your attention to the topic and the recommendation of each article. If you would like to debate the article, or amend it or vote differently than what the recommendation says, please stand up and yell, “Hold”; I will hold that article.

Once I go through the entire warrant with a brief description, I will then run through the warrant a second time just by numbers. And then I will entertain a motion from the Chair of the Finance Committee to approve all articles as recommended as the official action of this Town Meeting. And then we’ll go back to Article 1 and begin in numerical order.

So, Article 1 is to hear reports; it’s a hold. Article 2, to pay unpaid bills. $19,917.98 from Certified Free Cash.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 3, this is a Flood Zone overlay
district. There’s a hold.

Article 5. To vote to appropriate the sum of $2 million to fund an Energy Management Services contract and to approve the Board of Selectmen to borrow said amount under Chapter 44, Section 7 of the General Laws.

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: Oh, did I skip 4? Oh, the page was stuck together, sorry, Article 4.

Article 4, a vote to update the following goals, policies of the Local Plan related to transportation, and the recommendation at this time is indefinite postponement.

THE MODERATOR: Article 5, that’s the $2 million for the Energy Management Services Contract.

Article 6 is a hold. The Board of Selectmen will make a recommendation on the floor.

Article 7. Article 7 is a hold since we can’t put money into a fund until we create it. So, if you create it, then we can come back to that.

Article 8, to raise and appropriate $300,000 and transfer the amount of $615,000 from
Certified Free Cash for supplemental funding of the Fiscal ‘16 budget.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 9 is the omnibus budget. It’ll be held and we’ll have the presentation and we’ll go through that section by -- line item by line item, when we get to it. That’s the one exception -- well, that and the annual budget -- to no more than two amendments. The omnibus budgets can receive more than two amendments.

Article 10 is to transfer the amount of $403,860 from Certified Free Cash for funding non-capital projects.

FROM THE FLOOR: Hold.

THE MODERATOR: Where’s the hold?

Where’s the hold? Yes.

Article 11 is a proposed amendment to the bylaw allowing ground mounted solar, and the recommendation of the Planning Board is indefinite postponement.

FROM THE FLOOR: Hold.

THE MODERATOR: Article 12. This is to authorize the Board of Selectmen to enter into
and execute on behalf of the Town an easement for a
term of years for the construction and production
of ground mounted solar voltaic arrays on the
former Town landfill.

FROM THE FLOOR: Hold.

THE MODERATOR: Sometimes the blanket
helps us.

Article 13. To see if the Town will
authorize the Board of Selectmen to grant, transfer
and convey any associated and necessary easements
on the former landfill.

FROM THE FLOOR: Hold.

THE MODERATOR: Article 14, to amend the
official zoning map, to rezone from Public Use to
Light Industrial C a portion of the landfill.

FROM THE FLOOR: Hold.

THE MODERATOR: Article 15.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 16, to amend the Code of Falmouth
for the closure of streets.

Article 17, to amend the Code of Falmouth
for swimming pools, for draining swimming pools.

FROM THE FLOOR: Hold.
THE MODERATOR: Article 18 --

FROM THE FLOOR: Hold.

THE MODERATOR: -- is a hold.

Article 19 --

FROM THE FLOOR: Hold.

THE MODERATOR: -- is a hold.

Article 20 --

FROM THE FLOOR: Hold.

THE MODERATOR: -- is a hold.

Article 21, vote to approve the following non-binding resolution regarding divestment of Massachusetts public pension funds from fossil fuel companies.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 22, to approve the following resolution regarding mandatory recounts of Town Meeting.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 23 --

FROM THE FLOOR: Hold.

THE MODERATOR: 24?

FROM THE FLOOR: Hold.
THE MODERATOR: 25?

FROM THE FLOOR: Hold.

THE MODERATOR: 26? Article 26. Vote to appropriate the sum of $160,580 from the Fiscal '16 Community Preservation Estimated Receipts to rehabilitate Goodwill Park playground and comply with ADA.

FROM THE FLOOR: What number is that?

THE MODERATOR: That’s Article 26. Article 27, a vote to transfer the sum of $57,500 to fund the rehabilitation of the North Falmouth Elementary School playground and to comply with ADA?

Article 28, to appropriate the sum of $20,220 from Estimated Receipts for the Falmouth Athletic Field Demand Use Assessment to evaluate existing athletic fields for use and demand.

Article 29, to vote to appropriate the sum of $16,840 from Estimated Receipts for the construction of perimeter fencing around the basketball court at Sandwich Road fields.

Article 30, to appropriate the sum of $16,000 from the Estimated Receipts to purchase and install beach gates at two existing entrances at
Bristol Beach.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 31, to appropriate the sum of $53,000 from the Estimated Receipts to partially fund preparation of plans, specifications and estimates for permitting and construction of the Shining Sea Bikeway Phase One rehabilitation project.

Article 32, to appropriate the sum of $22,050 from the Estimated Receipts to purchase and install approximately 35 recreational bike racks in prioritized locations throughout the town.

Article 33, to appropriate the sum of $10,000 from the Estimated Receipts to develop an environmental baseline assessment and feasibility study for public access improvements for Shivericks Pond.

Article 34, to appropriate the sum of $40,000 from the estimated revenues to the Falmouth Housing Authority’s Housing Stabilization Program.

Article 35, to appropriate the sum of $85,000 from the estimated revenues to the Housing Assistance Corporation to fund the historic
rehabilitation of windows at 294 Old Main Road.

Article 36, to appropriate the sum of $50,000 from the estimated revenues to partially fund the repair and replacement of the Falmouth Country Club Golf Course irrigation system.

FROM THE FLOOR: Hold.

THE MODERATOR: Hold.

Article 37, to transfer the sum of $208,605 from Article 41 of the November, 2013 Annual Town Meeting for Historic Preservation capital improvements at the structure at 20 Academy Lane.

Article 38 is to appropriate, transfer a sum of money to establish a Land Bank Debt Reserve Account. The recommendation of the Community Preservation Committee is indefinite postponement.

Article 39, vote to transfer the sum of $2,275,000 from the Community Preservation Undesignated Fund Balance to the Open Space Reserve Account to fund conservation, land acquisition, debt service payment obligations beyond Fiscal 2020.

Article 40, that the town authorize the Board of Selectmen to execute a declaration of
restrictions to be recorded in the Registry of
Deeds restricting for a term of 30 years a portion
of the Town-owned structure at Academy Lane known
as Lawrence Academy.

FROM THE FLOOR: Hold.

THE MODERATOR: Is somebody holding that one? Oh.

Okay, Article 1 is a hold. Article 2 is a hold. Article 3 is a hold.

Article 4. Article 5.

Article 6 is a hold. Article 7 is a hold. Article 8 is a hold. Article 9 is a hold.

Article 10 is a hold. Article 11 is a hold.

Article 12 is a hold. Article 13 is a hold.

Article 14 is a hold. Article 15 is a hold.

Article 16.

Article 17 is a hold. Article 18 is a hold. Article 19 is a hold.

Article 20 is a hold. Article 21 is a hold. Article 22 is a hold.

Article 23 is a hold. Article 24 is a hold.

Article 25 is a hold.


29.

Article 30 is a hold.
Article 31.   Article 32.   Article 33.

Article 34.   Article 35.

Article 36 is a hold.

Article 37.   Article 38.   Article 39.

FROM THE FLOOR:   Can I hold that.

THE MODERATOR:   39?

FROM THE FLOOR:   Yes.

THE MODERATOR:   Article 40 is a hold.

Madame Chairman for the main motion.

Do I have a point of order or something?

No, okay.

Madame Chairman for the main motion.

CHAIRMAN VOGEL:    Mr. Moderator, I move

that all articles that have been passed and not

held be and hereby are adopted as recommended as

the official action of this meeting, and that the

necessary monies for the same shall be raised and

appropriated or as otherwise specified.

THE MODERATOR:   Okay, you’ve all heard

the main motion.   All those in favor signify by

saying aye.

[Aye.]

THE MODERATOR:   All those opposed, no.

[None opposed.]
THE MODERATOR: The ayes have it unanimous.

At this time I will recognize the Chair for notification of reconsideration.

CHAIRMAN VOGEL: Mr. Moderator, I hereby serve notice of reconsideration of all articles passed under the blanket vote.

THE MODERATOR: Okay, excellent. So we have notice of reconsideration.

So this evening our microphone carriers are Erin O’Malley. Erin, where are you at, which side? On my right.

And Brendan Lyons on my left. So thank you.

[Applause.]

THE MODERATOR: Article 1, to hear reports of committees. Madame Chairman for the main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 1 as recommended.

THE MODERATOR: Okay, as recommended.

This is to hear reports. I have quite a few committees, here, and I’ll start with the Affordable Housing Committee.
MS. WILSON: Good evening. I’m Holly Wilson. I’m the chair of the Affordable Housing Committee for the Town of Falmouth.

Many of us are aware of the increasing difficulty people of low and moderate incomes have finding both rental and home ownership opportunities in Falmouth. Last fall, with the use of Community Preservation Act funding, an excellent housing demand study and needs analysis was completed for our town. It’s the hope of our Affordable Housing Committee that this study will continue to help bring our community together to focus on ways to plan for and provide for the current and future housing needs of our residents.

Our Planning Board and Planning Department have done some work related to this study and the Local Comprehensive Plan.

If you’re not yet familiar with this study, we encourage you to take a look. It’s available on the Town’s website.

Right now, I’d like to introduce Anne Connolly, Executive Director of the Falmouth Housing Trust, Incorporated, our town’s local workforce housing nonprofit organization. The
Falmouth Housing Trust recently finished a collaborative project with Town of Falmouth at St. Mark’s Road in Teaticket. This project produced three affordable home ownership units that were added to our subsidized housing inventory and sold to qualified working Falmouth families.

Annie will now provide a brief overview of the project on behalf of the Affordable Housing Committee. Thank you.

MS. CONNOLLY: Thank you, and thanks, Holly, for that nice introduction.

I have a lot of slides. I’m not going to talk about them all. I’m going to skip through them.

So, next slide.

This is the site which you’re all familiar with, I’m sure.

Next slide.

People always ask: why that parcel? Pretty easily, it was listed by our Town Planner Brian Curry as endorsed for disposition, unrestricted use for housing. It’s a flat, one acre parcel. It’s buildable. It has public utilities and roads and of course it was already
densely settled and a residential neighborhood.

Next slide.

This is the process of disposition, which I don’t need to review with this body, since that’s what you do.

Next slide.

The Request for Proposal process started in March of 2012. In July of 2012 the RFP was released and the Falmouth Housing Trust responded.

Next slide.

We were awarded the project in October of 2012.

Next slide.

The permitting process. This is a two-pronged permitting process, if you will. It is a comprehensive 40B. Through the comprehensive permit process, the dual permitting was gone through with the state. The local initiative program, which is the acronym is LIP, essentially the Town is a co-applicant and the criteria is that it was indeed municipally supported.

The second piece of the permitting is an application to the Zoning Board of Appeals. The Housing Trust was the only applicant and again the
onus is on the applicant to prove that the project provided public benefit. Which of course it did.

Next slide.

I’m not going to go through all these dates. I will call out a couple that are big. August, 2014 we closed on the property. Our permits were issued in 2014. We closed on our construction loan with a very aggressive construction phase. About six and a half months. And you all remember last winter. I have to say I’m pretty excited and proud of us, because it was not easy to attain.

We closed in July on the properties and sold them. That’s my home buyers, there: three Falmouth families, all with children.

Next slide.

This is a parcel and a rendering. Essentially the big take-aways here are that we did do an Energy Star tier one certified project. The homes were designed to attract families, so each had three bedrooms, two bathrooms, open floor plan. And we had two Cape styles houses, which is in keeping with the residential existing neighborhood, and then one visitable ranch.
Next slide.

Okay. This is who qualifies for our housing. Take a good, long, hard look at those numbers. This is not low income. This is not Section 8. This is not living on the dole.

Next slide.

The folks that qualify and purchase homes through the deed restricted process have jobs. They’re working people. They pass scrutiny of four agencies. They complete a first time home buyer’s course. They qualified for their own mortgage from a local lender and they have savings of five percent.

The Falmouth Housing Trust always institutes a local preference, which is important. And that means that 70 percent of the units are designated for Falmouth families and those who work in Falmouth. All the homes are deed restricted and they count in the subsidized housing inventory.

The Falmouth Housing Trust annually monitors — annually monitors — go back, please. He got a little aggressive with the slides. I practiced, but not that much.

We annually monitor to insure that the
resales of the units are done with qualified
buyers, and of course that the housing cost burdens
do not exceed 30 percent of annualized income. If
anyone’s housing costs exceed 30 percent of their
annualized income, we would call you cost burdened.

Next slide.

This is our income, our inflows.

Next slide.

Our expenses.

Next slide.

These are our final numbers. We got a
2.68 percent profit on the total development, which
is not great, but it’s also still in the black,
which is exciting. Out of that number we will
engage a certified public accountant who’s approved
by the Department of Housing and Community
Development and conduct a final cost certification.

And that’s by law, through Chapter 40B, all
developers must do that and they’re required to not
exceed profitability of 20 percent.

Next slide.

These are my project team members and
they were amazing. They were in the trenches with
me six years ago when we started it, and they got
us really through to the finish line. I’m not
going to name them all, but read them, please.

Next slide.

Important things to note. The average
per unit affordable housing costs for Barnstable
County is $305,000. Our per unit cost was
$223,332. So we do it for a lot less. Our per
square foot price was 164,030. The houses sold
for 185. They’re all deed restricted as
affordable and there’s our profit again.

Next slide.

Things we did to save money. We
recycled our architectural plans with local
architect Bill Roslansky, with required code
compliance upgrades. We work with local vendors
and businesses, because that’s what we do in
Falmouth. We’re the Falmouth Housing Trust.

We utilized local foundation and grant
support. We also had some very generous and kind
donations from Michael Duffany and Joe Martinho,
who’s not here tonight. And we adhered to a very
strict construction scheduled once our permits were
in place.

Next slide.
These are just some pictures. Looks very nice. You can all clap now, if you like.

Next slide.

Special thanks goes to the Cape Cod Five Cents Savings Bank Charitable Foundation, Woods Hole Foundation, the Behrens Fund of St. Barnabas, the Falmouth Affordable Housing Fund, Town Meeting, the Community Preservation Committee, the Planning Board, Affording Housing Committee and the Board of Selectmen.

What’s next?

Next slide.

Ta-da-da-dum. I’ll be here in a year, hopefully, and it’ll look so much better.

Next slide.

That’s it. Thanks so much. That’s us.

And if you have –

[Applause.]

MS. CONNOLLY: Thank you. Just one more quick thing. If you want to look at any of those slides that I breezed through so quickly because nothing was held tonight – I mean every thing was held tonight – it’s available on our website on our home page at
Thanks so much.

THE MODERATOR: Okay, next I have the Senior Center, the Counsel on Aging. Mr. Vieira.

MR. VIEIRA: Thank you, Mr. Moderator.

Good evening, I’m Jim Vieira, the Chairman of your Counsel on Aging, and with me tonight are Doug Jones, Chairman of the Board of Selectmen, and Alan Jacobs, Chairman of the School Committee.

Thank you for the opportunity to bring you up to date on our progress towards the new Senior Center. Since our last Town Meeting, our consultant has completed the feasibility study for the locations chosen by the Site Selection Committee and the Board of Selectmen. The final report included an evaluation of two locations at Falmouth High School and two alternatives at the School Administration Building in Teaticket. These four alternatives were selected from a list of close to 50 that the Working Group considered and evaluated.

Included in the final report is a recommendation for the building size based on our program needs, potential conceptual floor plans,
building footprint and orientation for each
location, a traffic study and some preliminary
building and operational cost estimates.

The results were presented to the Board
of Selectmen on October 19th. The Selectmen
subsequently chose one of the two locations at
Falmouth High School. The site, with frontage on
Brick Kiln Road, presently is a parking area and
the soccer/lacrosse field.

Part of this project will be the
construction of a new replacement field behind the
high school building. This location was
identified by our consultant, his engineer, and the
school Athletic Director. The setting for this
new field is not in conflict with the unrelated
proposal for an all purpose athletic field that was
brought before us at a previous Town Meeting.
There will be no net loss of playing fields with
this project.

The School Committee and superintendents
going back to Mark Dupuis have been supportive and
cooperative every step of the way. Their input
has been valuable, timely and essential. Without
this assistance, we would not be at this point
tonight.

So what are the next steps? There is much to do in the coming months. At this Town Meeting we are proposing funding for an owner’s project manager, OPM, that’s in Article 9. That’s a state requirement for moving forward.

We will also need to determine the size of the new building by continuing the discussion of the present and future needs of our seniors. We will also need to – the – excuse me.

The Town Manager, Finance Director, and the Council on Aging Director will be preparing an accurate projection of future operational costs and staffing. We will need to designate a Building Committee and continue discussions with the School Committee and staff.

As the vision for the new center develops, it is critical that we continue to engage the community. At the April, 2016 Town Meeting we hope to have an article before you to transfer jurisdiction of the proper acreage from the School Committee to the Board of Selectmen, as well as an article for the appropriation for design and construction.
A ballot vote at the May, 2016 election would follow.

I personally would like to thank the Board of Selectmen, the School Committee, acting superintendent and her staff, the Town Manager, Assistant Town Manager and all the Department heads who have participated along the way.

A special thanks to the Site Selection Working Group, a capable and tireless team.

And finally, all of the public who participated in the focus groups, filled out the questionnaires, attended the many public forums and provided their comments and support. This marks the sixth consecutive Town Meeting that I have been before you with this. I think we’re working on a record there, I think.

The Council on Aging thanks you for your patience, and we hope for your continued support and encouragement for this project. Thank you.

[Applause.]

THE MODERATOR: Next I have the Community Preservation Committee.

CHAIRMAN CARMICHAEL: Good evening, my name is Virginia Carmichael, and I’m the current
chair of the Community Preservation Committee.

In response to a request at last fall’s Town Meeting, we agreed to bring you up to date about the Community Preservation Committee at this meeting tonight. And I have three slides to show you and it’s a quick fix on where we are after ten years, and then I’d like to introduce the 300 Committee to show you a video, a three minute video of their history in this town.

This first chart is revenues and the red line is total revenues from the beginning of the Community Preservation Committee, 2005, to 2035, when the Land Bank Debt will be completely paid off. And the top red line is total revenues, the yellow line is the state match, which last year—well, it started at 100 percent, because there were not so many towns participating in the Community Preservation Act. Last year, it was 33 percent, which is still a significant amount of match.

The blue line is Land Bank Debt, which will disappear in 2035.

Next slide.

That just repeats what I said.

Next slide.
This is a pie chart showing the distribution of Community Preservation Fund revenues since the beginning. So the green is Land Bank Debt. Some people say they wish we still just had the Land Bank Debt instead of the Community Preservation Committee, but you see we’re still spending an enormous proportion of the annual revenues for open space, for Land Bank Debt: $22 million in the first ten years, and we have eight million more to go.

The red is Community Housing, 6 million, 14 percent. The light blue is Historic Preservation, 5 million or 12 percent. The gold is additional open space projects, some of which are 300 Committee, in collaboration with the 300 Committee. And the dark blue is Recreation projects; that’s 4 million or ten percent. Administration over the ten years has been an average three percent per year.

Next slide.

So, over the first ten years of the history of the Community Preservation Committee, the fund has dispersed $17 million in support of 120 projects throughout Falmouth, and paid down $22
million in Land Bank Debt.

Next slide.

And this just gives you an idea. The projects are all over Falmouth. And we plan to have a website up mid-December that will have a map like this with live links. So you can click on a link and get a description of the project and photographs and that will be able to give you a lot more information about all of the projects.

That’s - I think I’ll stop there, Bob. I won’t show the rest of the slides.

Is it appropriate to take questions?

THE MODERATOR: Why don’t we do the video and then we’ll - we can, but.

MS. CARMICHAEL: I mean, should I say that I would answer questions now, or should I just go on?

THE MODERATOR: Why don’t we go on with the video.

MS. CARMICHAEL: Okay.

So I would like to now to introduce Tom Stone, who is the president of the 300 Committee Land Bank Trust. The Community Preservation Fund has supported a number of these projects, but
MR. STONE: As she said, my name is Tom Stone; I’m the current President of the 300 Committee, recently elected this July. And Bob, I think, has a video for me. I’ll just introduce it by saying that this -

[Video starts playing.]

MR. STONE: Here we go.

[Video plays.]

[Applause.]

MR. STONE: We asked Brian Switzer of the Middle School here to produce this video for us and to in part because this is our 30th anniversary we wanted to recognize all of the land – or some of the land that we have set aside. And we also wanted to remind people how important these lands are for us in Falmouth.

I thank the C.P.C., Town Meeting Members, 300 Committee Members and donors as well, the Town, Town Meeting, as we have protected over 2300 acres since 1985. And you can also see the video on our Facebook page or on our website, thank you.

THE MODERATOR: Okay, thank you.

[Applause.]
THE MODERATOR: Next I have the Solid
Waste Advisory Committee.

MR. BRAZIER: Good evening, I’m Ruth
Brazier, precinct 5 and co-chair with Linda Davis
of the Solid Waste Advisory Committee.

This past year has seen some big changes
in solid waste for Falmouth. We have a new Deputy
DPW Director with a focus on solid waste: Peter
McConarty. And we look forward to working –
continue working with him.

In July, we elected two co-chairmen,
Linda Davis and myself. And with Linda’s
expertise and experience in public outreach and
education, we are able to pay more attention to
this important public service.

So, this is Linda’s slide on recycling,
or part of it. No plastic bags, no Styrofoam in
your blue bin. No food waste, no liquids, and
please empty those containers that have coca-cola
or coffee, whatever, because those liquids can
contaminate the whole load. No grease or
contaminated food containers in your recycle bin.

Virginia Greg prepared a display which
there wasn’t room for in the lobby this evening, so
perhaps there will be room for it next - tomorrow night, where she’ll answer your questions about what you can and should not put in you recycle bin.

Then, last of all, look for our new FCTV message on recycling. Because the market for recycled materials is currently depressed, and contaminants lower the value of these materials even further, it is more important than ever to recycle right. Please, especially no plastic bags and no Styrofoam in those containers.

As you probably know, since January 1st we have been sending our trash to be buried in the landfill at Bourne, instead of sending it by rail and the Upper Cape Regional Transfer Station to be burned at SEMass. The fact that we now are burying our trash here on the Cape, even though the Bourne landfill is lined, is a lined landfill, should make us all think a little more carefully about what we’re putting in our trash containers.

It’s particularly important to keep toxic materials out of our trash. Materials like mercury. So, please take your fluorescent light bulbs and other items containing mercury and other toxic materials to one of our four regional
household hazardous waste collections. Or you can
take florescent light bulbs and mercury-containing
items to the waste management facility on Thomas
Landers Road where they will accept them for no fee
and no permit required.

And I’ll now turn this over to Linda.

MS. DAVIS: Thank you. I think Ruth said it all.

First of all, I just – I know I speak for
many people when I say thank you to Ruth Brazier
and Ginny Greg for the many years that they have
spent on this Committee. It wasn’t until I got on
it that I could understand some of the challenges
and obstacles that they face.

We’ve got some new people on this
committee. Did a little shake-out in the
beginning and we’re all on board and we set some
goals. Primarily to keep the Selectmen informed
about changes in recycling and trash. Also to
support the DPW and work with our new Solid Waste
Manager.

I’m just going to leave you with a few
things maybe to repeat. Our trash that goes to
Bourne, we pay per ton to dispose of it. So that,
if we can keep that trash down, if we can recycle more and trash less, so to speak, then it costs us less, the taxpayer. So that’s why we really need to recycle right and we need to recycle often.

Our recycling goes off Cape to something called the single stream recycling area. It there, material is sorted either by hand or by machine. And that has to be done right to keep the cost down, also. So it is so important –

And who’s doing the IT here?

No plastic bags. Do not put plastic bags in your recycling bin. It messes up the machine at the other end.

Also, no Styrofoam, no food waste, liquids, grease, contaminated food containers. They all must be kept out of the recycling stream. And by doing so, again, the bottom line is: we want to save money. We want to be as efficient as we can and to keep costs down.

So, if you forget a lot of things, just remember one thing: keep plastic bags out of the recycling bin. Thank you.
MS. TAYLOR: Thank you, Mr. Moderator and Town Meeting Members for this opportunity to address you. I’m Nancy Taylor; I’m the interim superintendent of schools.

Last November this Town Meeting appropriated $300,000 for the repairs to the Morse Pond School roof. I’m happy to report that the project has been completed and came in on budget. Mostly I would like to thank members of this body for supporting this project as well as supporting our schools. Thank you.

THE MODERATOR: Thank you.

[Applause.]

THE MODERATOR: Marine and Environmental Services?

MS. KARPLUS: Hello, I’m Sia Karplus, Technical Coordinator for the Water Quality Management Committee.

The Little Pond Shellfish Demonstration Project is a collaboration with the Division of Marine and Environmental Services, the Water Quality Committee and, most importantly, the community as a whole.
As you will see in this short, two and a half minute, video, it is a hugely successful project. And this video will say more in pictures than I could ever say in words about how terrific this project is. And I want you all to stay tuned, because we’ll be back in spring with some more information.

[Video played.]

[Applause.]

THE MODERATOR: Okay, the next I have is Historical Commission.

MR. DONALD: Good evening. I’m Malcolm Donald, Chairman of the Historical Commission.

This is going to be brief. This has been a building year for the Historical Commission. With the Falmouth Historical Preservation Plan championed by former Chairman of the Historical Commission Heidi Watts, and funded by the Community Preservation Act, we have a clear road map for going forward. From this document we have identified our top goals and have begun the journey towards achieving them.

The current combined Historical Commission and GIS Project now underway to convert
the Commission’s building documentation from paper to digital format and place those structures on the Town’s GIS overlay will allow anyone with access to a computer to research these archival files.

We welcome the assistance of the Falmouth Preservation Alliance, the help of the funds of the Commission, and look forward to continuing to work closely with the Falmouth Historical Districts Commission.

We recognize the importance of Falmouth’s Historical character as a driving force in our economy and aim to preserve the historic attraction of this revenue stream.

At this time, I’d like to recognize Nancy Hayward. Can you stand up, Nancy?

[Applause.]

MR. DONALD: Nancy has served for ten years or more, and on behalf of the Historical Commission I ask you to thank Nancy for her years of service and continued hard work. Thank you.

[Applause.]

THE MODERATOR: Any other reports?

MR. GROSS: This be okay? I’m Ed Gross, I’m Vice Chairman of the Bikeways Committee,
former Chairman. And I want to report to you on
the planning process that we’re involved in, and to
update you.

The Bikeways Committee was founded just
40 years ago and chartered to do among other things
inform the town and advise the town on means to
improve bicycling. That work was very simple up
until the last decade because we had limited
facilities and limited roads in use.

But once the northern extension of the
Bikeway opened in 2009, bicycling in Falmouth not
only came of age but it came of age all over the
country, and as a result we were playing catch-up
all the time, finding problems and attempting to
get them fixed. This led us sometimes into shall
we say tense interactions with those who we hoped
would fix our problems. We became spokesmen for a
minority. And one day we were at the DPW and a
couple of us were trying to get something done and
Ray Jack came by and said, “You know, you need a
plan.” For which I must thank him. He was
absolutely right.

It took about three years to figure out
how to do that. We made a number of false starts
on plans and couldn’t quite get there, but about a year and a half ago, when I was still chairman, I discovered that the Cape Cod Commission would extend itself and some very knowledgeable planners to help us frame a plan.

And so, with the assent and I should say support of our Town Planner, and with the active participation of our wonderful Town Engineer, and any number of other people from the Town Manager and Town Manager’s Office, we have been engaged in planning, that is trying to improve bicycling in Falmouth, for the last year and a half.

I had the good fortune to be in the Cape Cod Joint Transportation Committee, which is how we got connected up to the Commission’s planners.

On September 2nd there was a meeting that many of you no doubt came to. It was a public meeting to review the plans, review the items in the plan, and get public input on them. At this point, the Bikeways Committee is trying to integrate and re-rank the projects proposed in the plan in order to bring them into greater compliance or greater alignment with the will of the people who attended that meeting. The 110 or 150 or so
people who expressed themselves quite vigorously, much to our surprise, about what they think is helpful and what will attract people.

Falmouth has become something of a magnet for bicycling families, bicycling individuals. If you look at the cars coming down 28 and going to places in Falmouth and to lodgings, an awful lot of them have bike racks and are carrying a load of cycles. It should tell us something about the power of this activity to attract participants.

Somebody called it recently “the new golf”. It may be better, I don’t know. It doesn’t cost as much.

In any event, a final plan is in the works, incorporating all these disparate points of view. I can’t say exactly when it will happen because any of you who have ever been involved in the Bikeways Committee know that it encompasses some of the smartest minds in town, which means they fight a lot. And so, as one of those who likes to fight with them, I can’t say when we’ll be finished, but the process is almost done, and believe me, I couldn’t be happier.

The Bikeways Committee itself deserves
thanks. It’s a bunch of volunteers who have actively gone around and done things like put up signs, maintain areas, measure things, do even such things as aerial photos for the placement of bike racks, all that sort of thing. There seems to be nothing that’s too much for us to do, for the Committee, which deserves our thanks.

And, for the Town Planner, Engineer, DPW, and our Board and Town Managers, thank you very much. They’ve really made it so that Falmouth can continue to lead on the Cape.

[Applause.]

THE MODERATOR: Okay, I’m going to make a quick report on behalf of the Town Meeting Rules and Procedures Committee meeting. We met a couple of weeks ago and discussed Article 22 dealing with the counting votes. I did not participate in the vote of the committee, but with 11 members present the vote was 8 to zero to recommend indefinite postponement of the recount procedure outlined in Article 22.

And then the Committee had a motion and the vote was unanimous, 8 to zero, to immediately begin the cost estimation of electronic voting for
Falmouth. We actually attended, two of us, a webinar that afternoon on the procedure and we are hoping to be able to bring a pilot of electronic voting in April at the Town Meeting, get some feedback, and then look at the appropriation of having an electronic voting system that would secure every individual’s vote at each Town Meeting going forward.

So, we’ll be back with some cost estimations and hopefully get that pilot in your hands in April and the Committee would like to see indefinite postponement on Article 22 at this Town Meeting.

At this time I’d recognize the Chairman of the Board of Selectmen for a report.

CHAIRMAN JONES: Thank you, Mr. Moderator. The Board of Selectmen this evening discussed the possibility of location for our Town Meeting in the spring. It is the first step in this process to discuss this.

Our second step is to come here and ask for a straw vote of this board, and then we will go to the School Committee and discuss it with them to make sure it works within their plans as a
possibility of having the Town Meeting at the High School.

And Mr. Moderator, if you would please conduct a straw vote to find out how this board feels about the high school as a location for Town Meeting.

THE MODERATOR: Okay, so for some of the folks that have been around for a while, you remember we went up to the high school once, way back when George Lebherz was moderator. And there’s been a lot of conversation about should we go back and try it again.

So I’m going to take a counted vote so that the Board of Selectmen has some information of which they can make the decision. The final decision on the setting of the location, by statute, is that of the Board. But the Chairman did ask if we could take this vote so the Board can understand where Town Meeting members are.

So, all those in favor of trying a next Town Meeting up at Falmouth High School please signify by standing and the tellers will return a count.

[Pause.]
THE MODERATOR: In the third division, Mrs. Long.

MS. LONG: 37.

THE MODERATOR: 37.

First division.

MR. NETTO: 34.

THE MODERATOR: 34.

In the second division.

MR. DUFRESNE: 56.

THE MODERATOR: 56.

All those opposed to going to the high school stand and the tellers will return a count.

[Pause.]

THE MODERATOR: In the first division, Mr. Netto.

MR. NETTO: 16.

THE MODERATOR: 16.

In the third division, Mrs. Long. Say that again, please?

MS. LONG: 24.

THE MODERATOR: 24?

The second division, Mr. Dufresne.

MR. DUFRESNE: 35.

THE MODERATOR: 35.
Okay, the counted vote was 127 in favor, 75 not in favor. And I didn’t want to sway your vote, but there was a unanimous vote at the end of that Town Meeting to never go back to Falmouth High School.

[Laughter.]

THE MODERATOR: I’m serious. And the reason was because the front of the auditorium was very crammed. There was only just a little more seats than there were members of Town Meeting and even after the renovation the front is tight.

So, if the Selectmen so choose, we’ll head up there and see how it works out this time.

All right, at this time I recognize the Department of Public Works.

MR. JACK: Thank you, Mr. Moderator, Raymond Jack, Director of Public Works.

I guess I probably should have did a flyover video of the Little Pond Sewer Service Area construction, now that I think about it. It wouldn’t have been as pretty, but it certainly would have been loud.

Bob.

I just have a quick update on the two
major projects that we have going on right now: the
Long Pond filtration facility, as well as the
Little Pond Sewer Service Area construction.
These both started after April of this year, so you
haven’t had the opportunity yet to be briefed on
it. So I presume you’ll hear it this time and
probably a couple more times at subsequent Town
Meetings.

I’ll try to be brief. It started with
Long Pond and the water filtration facility. This
is from – well, you can – he’s still aggressive, I
see, with those slides.

This is from the south looking north, and
that northern area just up to the right is the area
where the filtration plant is going.

This is where we started with a big hole
in the ground.

And this was where we were in July. The
white area that you see in the front is going to be
underground, so even after the plant is built you
will not see that area. That’s the base mat for
an 800,000 gallon clear well storage tank. Where
the red crane is, on the other side of that, are
two other tanks that are going in for the recycled
backwash.

And this is the other end of that area.

So, up in the very left-hand corner you can see a little white spot. That little white spot is that 800,000 gallon storage area. So this was the pump chamber area, where the construction began. And then, toward the front of the slide where you see that black strip, that area back there would be the filtration area as well as the dissolved air flotation.

So, construction here was just behind the underground slab. So this would have been the pump chamber area and some of the ozone piping. The front wall is going up and that’s just the first floor of the front wall.

In October, substantially more of the exterior wall was constructed along the northern end of the facility. At this time they were laying out the rebar for the filter area as well as the dissolved air flotation area. And as you can see that these are not cranes out there; those are pumps for pouring the concrete.

This is where we are now. This was as of last week. You can no longer see the other end
where the slab is for the underground tanks. So
this is looking from the south to the northeast.
The exterior north wall has been completed; working
on the west wall. And the area where you see the
black in the middle, that’s up around the filter
area for the filter walls going up.

And of course I know that these are not
quite giving you a lot of perspective on size and
the next couple of slides are intended to do that.

This here one is just a more closer shot
of the north wall, as well as on the right-hand
side is where the dissolved air flotation beds are
going to be.

The same thing, here. But here you can
see a couple of the people around, and the one
individual up there on a ladder, working on one of
the filter walls. So, as you can see, it looks
small in the overall pictures, but it’s actually
going to be a fairly sizable structure.

This is another individual working on the
other side of the filter walls, and these walls are
already in place as of now.

This is from the south, looking north,
and there’s nothing impressive about this, other
than the fact that if you’ve seen all the other
pictures that we’ve just shown on the main
construction, 3500 feet of main was already
installed in this road. So, that yellow circle
that you see in the middle, there’s a little black
spot in the middle of that circle, that’s a four by
six opening that they used in order to get that
main in. So they were running in at about 400 to
800 foot runs, and it was much less intrusive.

This process was directional drill.

Similar to what I just explained on Long Pond,
where they run a drill underground, control the
depth and the angle of the drill, and then pull the
pipe back after it’s fused on the surface.

So, as you can see, this is Maravista
after the main has already been installed.

This is what their drill rig looked like
when they were working on Maravista. So this was
from the north, looking south, and that’s the
machine right there that actually does the drilling
and pulls the pipe back.

This is where we were in October, in the
Falmouth Heights area. This is only a part of the
Sewer Service Area.
And then, by November, which is now, this is where we are. So, for all intents and purposes, 90 percent of the work is completed in the Falmouth Heights area. They’re already starting to test the mains. And, since they moved to Spring Bars Road and did that portion of – the southern portion of Maravista, that means they’ll be moving into the Maravista area now, and then hopefully we’ll be on time as far as the overall project goes.

This is the entire project area. So this is showing how the Falmouth Heights area is virtually complete. The red line around Maravista is that main that I just mentioned. So they’ll be going back, putting in the gravity main on the northern side of Maravista and then going up each of the side streets with the various mains.

Also, what looks to be green up there are service laterals for each of the properties. About 90 percent of those laterals are complete. So this map is just a little bit – a little bit dated.

So these are some of the financials on it, on the Little Pond project. The overall
construction costs, about twenty and a half million. Seventeen percent complete as of September; it’s really over 20 percent complete now. It’s just that we haven’t been able to update the numbers because we haven’t paid those bills yet. So, so far, we’ve paid about three and a half million.

The project started on May 20th and it’s going to be complete around June or July of 2017, if we stay on target. And right now we’re on target and actually slightly ahead.

Potential change orders on the project, 17,000, but we haven’t finalized it as yet.

For Long Pond construction, $41 million is the construction costs. We’re about 18 percent through September and we’re about 21 percent now. It started in April. Hopefully the plan is going to be able to be online for the summer of 2017.

Potential change orders in this case is 911,000. That’s actually a total of seven change orders that resulted in a credit of 911,000. And I know that sounds good, but as the project moves forward, both of these projects move forward, there will — there will always be changes on the
But both projects right now are doing very well. So I’m very pleased to be able to give you this very brief report tonight, and maybe next time we’ll do that flyover on these projects for the next one.

Thank you.

[Applause.]

THE MODERATOR: Thank you.

I’d give a little plug right now for the new Falmouth Municipal Citizens Academy. We got a tour, our field trip this session was to the water treatment site, and we spent a Saturday morning out there and this Thursday our participants will compete the program and we’ll do it annually.

So, for those of you that might be interested, look next fall for the second municipal citizens academy where we go over a number of topics and have boards and committees and town officials come in and talk about what they do.

At this time I recognize the Zoning Board of Appeals.

MS. BIELAN: Good evening. My name is Kimberly Bielan; I’m the chair of the Zoning Board.
2015 has brought a lot of changes to the Board of Appeals, probably. As you can tell, I’m pretty young and I’m the chairman, so we’ve gone through some changes here, but all for the better. I think we’re moving in the right direction.

The Board of Appeals has a new senior office assistant as of April, 2015, Ashley DeMello. Ashley is a Falmouth resident and I know she’s been working really well with Sari Budrow, the zoning administrator, and she really cares about her job and she’s been doing a great job.

Within the last year we lost a couple of long-time members: Patty Johnson, who’s served with the Board since 2008; and Matthew McNamara, who’s here, who’s served since 2004. He chaired the Board for several years and was also responsible for updating the Board’s procedures, mission statement and he also held the first Board workshop that has become an annual event and obviously bettered the Board and I think made some significant changes for the better that we’re trying to carry on. And also David Haddad resigned this past year, so we were sad to see some long-term members go.
But that means we got new members.  T.J.

Hurrie is the current clerk of the Board, and he’s a local attorney.  Ed Van Keuren is another voting member.  He resides in Falmouth and he has an engineering background.

Our most recent appointed member is Paul Murphy, and Paul is the Building and Zoning Commissioner in the Town of Dartmouth.  So everyone on the Board has, you know, they bring their own perspective and they each have a unique view and approach to all the applications.

Sari Budrow’s been doing a great job and you saw Ken Foreman was the only one who I didn’t – didn’t mention, so he’s here and he’s a valuable member, as well.

We would like to thank all the Town Departments.  I know we’ve been keeping Town Counsel Frank Duffy and Assistant Town Counsel Patricia Harris busy.  We seek legal opinions every now and then, so we appreciate their input.  And we also appreciate other boards and committees for the cooperation and consideration that they have given to our board throughout the year.

Town referrals are really important when
we consider applications, so we really appreciate
Town Departments for getting those in to us.

In 2015, our Fiscal Year 2015, the Board
considered 105 applications, so that’s quite a
large number, given the fact that we’re all
volunteer members. Those were divided up – I
think this is useful – 58 Special Permit
Applications; 41 Administrative Approvals -- some
of those were by the Board, others were by the
Zoning Administrator. Six appeals, either of
Building Commissioner decisions or of zoning
enforcement requests. And we had zero variance
applications.

I would like to close by knowing that the
Board has one pressing concern, and if you watch
the Board of Appeals hearings then you see it every
night in open meeting at the end. At the April,
2013 Town Meeting, Town Meeting approved Article 9,
which transferred the sum of $35,000 for the
purpose of funding a review and re-codification of
the Zoning Bylaw. At that time, it was noted that
the Zoning Bylaw has not been reviewed in a number
of years, and that the amount was sufficient to
start the process in order to identify
inconsistencies and necessary re-codification.

To date, the only review that has been conducted was performed by Code 360 and concerned only typographical errors and generic inconsistencies. The codes reviewed did not analyze the existing state of Massachusetts Zoning Law in light of court decisions, or otherwise analyze substantive inconsistencies that the Board is repeatedly finding and trying to deal with.

It is my understanding that the cost of the review is only a small portion of that allocated by Town Meeting and, in the opinion of the Board, the substantive review that was authorized by – to be undertaken by Town Meeting, excuse me, should be pursued.

In the opinion of the Board, such review should be undertaken by an experienced land use attorney familiar with the decisions of the courts of the Commonwealth and able to opine us to the legality of our zoning bylaw.

Movement toward this professional review has stagnated. The urgency of the bylaw inconsistency problem and the lack of attention in addressing these inconsistencies is costing the
Town a lot of money due to antiquated and contradictory language and out of date information. These inconsistencies lead to appeals of our decisions, which isn’t good for the Zoning Board of Appeals and it’s not good for the town, either.

If you watch the Board, you will see that we address the Bylaw re-codification issue at every one of our open meetings. And we view this as an urgent matter.

It is the Board’s hope that the upcoming year will see greater progress toward the re-codification and the objectives of Town Meeting that everyone here voted on.

Thank you for your time.

[Applause.]

THE MODERATOR: Thank you.

The question will come on the main motion to hear the reports. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.
Article 2, Madame Chairman.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 2 as recommended.

THE MODERATOR: As recommended. This is $19,917.98 from Certified Free Cash to pay unpaid bills. Who had the hold on this?

MS. Fenwick: Me.

THE MODERATOR: Okay, Ms. Fenwick. We need a microphone down here to the right.

MS. FENWICK: Judy Fenwick, precinct 1. Annually, November Town Meeting always seems to have some unpaid bills, and over the years I’ve been curious. But this evening I’d like to address questions on one particular item, and I’m not sure to whom to address it, Finance Committee?

THE MODERATOR: Well, just ask the question and we’ll figure out who’s got the answer.

MS. FENWICK: Okay. I have three questions about the Foster Appraisal & Consulting Company, $10,812 charge. I’m curious what it was for, which department, and did the department not have sufficient funds to pay it in Fiscal Year ’15.

THE MODERATOR: Ms. Petit.

MS. PETIT: Yes, just to clarify: unpaid
bills are from a previous fiscal year, so it didn’t have anything to do with not having sufficient funds, usually, at the time. It’s just, it’s a bill that came in late. There might not have been sufficient funds, though, as I think about it. But usually it’s because it’s another fiscal year. But, appraisal for the Foster Company was for an outside legal for the Conservation Commission, I believe.

THE MODERATOR: Okay, anything else on unpaid bills? Hearing none, then the question will come on the main motion as printed. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

Article 3.

This is the Planning Board.

CHAIRMAN FOX: We have a revised recommendation for Article 3. Article 3, that the Town Meeting vote Article 3 as printed in the
warrant, except that section 240-83C, by striking the words “or be flood proofed, as defined, to this level” from the first sentence, and adding these words to the end of the second sentence, so that it reads: “Article 240-83C. In the velocity zone, the lowest floor of any new or substantially improved non-residential structure shall be elevated to the base flood elevation plus two feet. And in the Special Hazard Zone AE, the lowest floor of any new or substantially improved non-residential structure shall be elevated to or above the base flood elevation, or to be flood-proofed, as defined, to this level.”

THE MODERATOR: Okay, so we have the main motion with that change. It’s on page two, but way down there, Section C, striking out the end of the first sentence and replacing it at the end of the second sentence of the paragraph.

CHAIRMAN FOX: It’s good news, there. The sentence is really moved and that’s what we’re doing with that change.

THE MODERATOR: Okay, that’s good. Do we have a presentation, as well, on this?

I’ve got a presentation first, I think,
I don’t I? I’ve got a note that there’s a presentation. Yes, no?

FROM THE FLOOR: No.

THE MODERATOR: No, okay. I don’t know why I had that. Okay.

Go ahead, Mr. Dufresne.

MR. DUFRESNE: Adriene Dufresne, precinct 2.

My concern – and I would like to ask the question of the previous – from the previous speaker, is how would this affect some of the smaller lots in Falmouth Heights and Maravista?

Currently, there’s a lot of property changes and mansion-izing of some of the smaller houses and there currently is one up in my neighborhood on Worcester Court where the foundation is out of the ground about five feet and the things stands way above, and I question the aesthetics of my area, anyway, where it has so many small houses on some very tiny lots. And how would this bylaw affect that?

CHAIRMAN FOX: The raising up is required by the state building code. This is something that’s been put upon us with the new
flood elevation and the state building code, so
this is just a response to dealing with the state
codes.

MR. DUFRESNE: Okay, but my question is
you’ve now allowed the elevation of these
properties an additional five feet, to two and a
half stories. Am I reading this wrong?

CHAIRMAN FOX: Right, the one change we
are making, we’re adding, right, an additional five
feet. The flood elevations have taken away as
much as 20 feet from some houses.

First of all, what you’re asking about is
the foundation levels. And that has nothing to do
with what we’re talking about. We’re talking
about height on the other end of the building.

The flood elevation coming out of the
ground and that flood-proofing is a state building
code, and we’re not modifying that.

MR. DUFRESNE: Because of the flood
plain?

CHAIRMAN FOX: Because of the flood
plain.

MR. DUFRESNE: So, okay, I’ll release my
hold. I just think aesthetically it’s going to
change the character of Falmouth Heights and
Maravista.

THE MODERATOR: Okay, Ms. Bielan.

MS. BIELAN: Thank you. Again, Kimberly Bielan, Chair of the Zoning Board of
Appeals. We do have a slide presentation.

I’m here to speak on behalf of the Zoning
Board of Appeals in regard to the Board’s position
on Article 3, which proposes first to amend the
maximum building height in the Flood Hazard Overlay
District so that structures may be constructed, as
of right, to 40 feet. And second, to insert a new
Flood Hazard Overlay District in place of the
existing Flood Plain Zone.

The Board of Appeals would like to extend
its appreciation to the Planning Board for seeking
to address real planning concerns that have arisen
out of FEMA’s newly adopted flood maps. However,
for the reasons I will discuss, the Board of
Appeals recommends that Town Meeting not approve
Article 3.

The Board is opposed to the proposal to
increase the maximum building height for structures
in the Flood Hazard Overlay District from 35 feet
to 40 feet. As proposed, property owners would be permitted, again as of right, to construct structures up to 40 feet without any oversight or review by either the Planning Board or the Board of Appeals. The property owners benefitted by this change would include all those whose property are located in both the VE and AE zones.

On the map, that I believe is in your handout and up for your review, the VE zones are designated in red and the AE zones are designated in bright yellow. As you can see, the areas that would be impacted by the proposed change are broad and far-reaching, including Surf Drive, Falmouth Heights, a large portion of the Maravista peninsula, and beyond. Many of these areas already include small, non-conforming lots which I believe somebody was just speaking to, and which proposed houses, even if they meet the current 35 foot height requirement, tower over neighboring properties. The Planning Board’s proposal is inconsistent with Falmouth’s neighborhoods and historic planning.

Moreover, the over-breadth of Article 3 raises additional concerns. By the Planning
Board’s own admission, base flood elevations in the areas that would be impacted by the amendment range from five to 20 feet. Despite this 15 foot disparity, all property owners would be able to construct homes so long as they do not exceed 40 feet in height. The result of this proposal is clear: property owners that have a minimal base flood elevation would be benefitted by the amendment to the same extent that those in the VE zone with a 20 foot base flood elevation would be. The result will create arbitrary results, permitting property owners on one side of a street to construct their structure to a height of 40 feet despite their neighboring properties being restricted to a height of 35 feet.

The board of appeals further disputes the necessity of the proposed change to the maximum building height. The Planning Board’s recommendation states a current maximum building height, coupled with property owners’ requirements to elevate under the Massachusetts Building Code has “resulted in a number of applications to the Board of Appeals for variances and hardships for property owners looking to substantially improve
their structures”. While the Board of Appeals has received, excuse me, a number of appeals that involve properties that are required to elevate due to their location in either a VE or AE zone, not one application for height variance has been submitted or considered by the Board.

The Board has considered applications in which structures are planned to be elevated. Property owners have addressed the need to elevate in a number of different fashions. Though the Board of Appeals has witnessed that as typically lot coverage rather than building height, that acts as the biggest obstacle in construction of these houses.

Due to the elevations, property owners are required to install stairs that often occupy a not insignificant portion of the lot. Additionally, several owners have proposed wrap-around porches that act to visually scale the height of the structure and to add character.

Certainly everyone in this room is aware of houses that have been constructed in town that resemble large boxes with little character.

Indeed, that was what Town Meeting was looking to
avoid by allowing lot coverage to go up to 25 percent upon issuance of a special permit by the Board of Appeals. However, the instant proposal would result in precisely the result that Town Meeting has previously sought to avoid.

The Board of Appeals has all too frequently witnessed attempts to over-maximize structures and to construct homes that are too large or disproportionate for the property and surrounding community. The Planning Board’s proposal supports such over-maximization.

Moreover, the proposed Article 3 further compounds the issues that I addressed at the beginning of Town Meeting just a few minutes ago concerning the inconsistent and uncertain provisions that are present throughout the Town of Falmouth’s Zoning bylaw. The Board of Appeals is aware of at least one comment concerning the use of the term “stories” in the proposed section 240-70. The bylaw currently provides that a story is “a partially or wholly enclosed floor of a building. A story, the ceiling of which is four feet or more above the average natural grade level across the building while fronting all streets shall be
considered a story”. This raises questions about whether an enclosed area under the first habitable story of structure would be counted as a story, as it seemingly meets the bylaw’s definition for same. Town Meeting should not adopt an amendment to the zoning bylaw that further compounds the inconsistency and interpretation issues that are often before the Board of Appeals.

Finally, and certainly of utmost importance, is whether the Planning Board’s proposed amendment is in accordance with the Town’s goals and policies concerning coastal resiliency, which were voted at last year’s Town Meeting. As discussed therein, “The historical development pattern of building homes and infrastructure very near to the shore has also increased the community’s exposure to damage.” The policy goes on to state that, “By clearly analyzing existing vulnerabilities, understanding how small, short-term decisions can lead to big impacts over time, as strategically changing before a disaster hit, Falmouth will be better positioned to bounce back more quickly, avoiding as much damage as possible.”

Contrary to this policy, the Planning
Board’s current proposal encourages the construction of bigger structures in the most critical areas of town. It is the Zoning Board’s position that allowing 40 foot buildings, again as of right, in these areas runs afoul of Town Meeting’s adopted policies and is contrary to sound planning given the critical impact of climate change.

In summation, the Board of Appeals would encourage you to vote against Article 3. To the extent that Town Meeting is inclined to approve the Article, the Board of Appeals would like to make the following recommendations.

First, any increase in height should be permitted only upon the issuance of a special permit following review by either the Planning Board or Board of Appeals. The increase from 35 feet to 40 feet could mirror the process employed for increases and lot coverage. This would ensure that these structures are subject to overview and that they’re in keeping with neighboring properties.

Second, an analysis should be performed of alternate methods to address the planning issues.
that arise out of the new flood zones. For example, perhaps these properties could be better served by allowing increased lot coverage upon special permit rather than increased height.

There are alternatives that should be explored that may have less long-term impacts than allowing the construction of houses that are 40 feet tall as of right.

Third, the Board of Appeals would also recommend that in the event Town Meeting is inclined to allow construction of structures up to 40 feet, that this right only be permitted in VE zones, and not include AE zones, which extend to a much more significant segment of the properties in town.

If you could go to the next slide.

This is a structure, or was a structure at 83A Nantucket Avenue. This came before the Board of Appeals for a special permit. A couple of the members expressed concern over the special permit application, the plans and the bulk of those applications. I expressed concern.

If you'd go to the next.,

That's a different angle of it.
And you can go to the next slide.
That’s being constructed as of right.
The special permit application was withdrawn
without prejudice and the property owner has the
right to build that as of right under the current
bylaw. So that is less than 35 feet.
If you go to the next slide.
That’s a different perspective of it.
You can see that it shadows and towers over the
neighboring properties. That’s in Falmouth Heights.
If you go to the next slide.
This is a property that had to be
reconstructed as it was damaged and it had to be
brought up to the current Massachusetts state
building code. This property is located at 25 Moses Road, I believe, in North Falmouth. This
did come before us for a special permit. We did
grant the special permit, and again, there was no
variance for height. It’s up to 35 feet.
If you go to the next slide.
So that is 35 – well, under 35 feet. I believe it’s 34.9 feet.
If you go to the next slide.
It shows a different perspective of it.
And that is in the velocity - VE-17 zone.
The height is 34 feet, five inches.
And if you go to the next slide.
This is a structure that was actually
granted by special permit prior to me being on the
Board. It’s located at 130 Silver Beach Avenue.
This is 34 feet, eight inches. This is in the AE
zone. And the reason that we show you this to show
- give you a real sense of what 35 feet is. It’s
also to show you that these people are still
building significant structures under 35 feet.
They’re still getting the benefit of their
properties and there’s alternative ways to deal
with this other than allowing people to build as of
right up to 40 feet.

I think the first example is one that’s
great. That’s one that was built as of right, and
if they didn’t - yeah, if you’d go back to it, that
would be great.

That, under the proposed bylaw they would
be allowed to construct even higher, five feet
higher than that, as of right, without any Board
oversight.
The Board of Appeals thanks you for the opportunity to comment on the proposed Article. As indicated above, the Board is appreciative of all the work that the Planning Board has undertaken with respect to the article. However, it is the Zoning Board of Appeals’s opinion that it does not reflect best planning practices and should not be supported. Thank you.

[Applause.]

THE MODERATOR: Okay. Mr. Swain. Mr. Swain. Microphone in the back, please.

MR. SWAIN: Donald Swain, precinct 1; former Planning Board member.

This new bylaw needs a lot of work, and when I’m finished I’m going to move indefinite postponement.

However, all these pictures in the flood zone with all these concrete structures moving them up, there’s one on, for example, on – at the end of Scranton Avenue and Clinton Avenue, that’s going up. You have probably 15 feet of reinforced concrete, and then you start a building on top of that and it’s a monstrosity. When you have concrete structures of that height, you need to
lower the silhouette of the house. If you can
maybe have one story, or maybe a story and a half
in some cases. But you have to allow for the
height. It’s a monstrosity. We don’t want those
in the Town of Falmouth, and I think we need to
review this bylaw. It’s – it’s -- it’s
ridiculous. And it needs a lot of hard work.
And I move indefinite postponement.

THE MODERATOR: Okay, in order to get
indefinite postponement, you would just vote no on
the main motion.

Mr. Fox.

CHAIRMAN FOX: You know, we’re trying to
address a drastic change with the flood elevations.
We had public meetings and no one came. We wanted
to advance this issue.

Obviously there’s need for more
discussion. We’re all set, I’m ready for you
folks to make your vote and we’ll be working on
this some more. Thank you.

THE MODERATOR: Okay, any further
discussion or are you ready to vote?

FROM THE FLOOR: Vote.

THE MODERATOR: Okay, no?
Okay, this requires a two-thirds to pass.

All those in favor of the zoning amendment,

signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: The opinion of the chair

is that the no’s have it by a majority and there

isn’t a two-thirds.

And let’s have a 15 minute recess.

[Whereupon, recess taken.]

THE MODERATOR: Okay, come forward and

take your seats.

We will re-establish a quorum and hop

back in here on Article 6.

[Pause.]

THE MODERATOR: Okay. Town Meeting

members please come forward, take your seats.

I’m going to re-establish a quorum for the Annual

Town Meeting.

Okay, folks, let’s go. Take your seats.

All Town Meeting Members present please

rise for the establishment of the quorum and the

tellers will return a count.
[Pause.]

THE MODERATOR: First division, Mr. Netto.

Mr. Netto: 47.

THE MODERATOR: 47.

In the third division, Mrs. Long.

MS. LONG: 60.

THE MODERATOR: 60.

In the second - oh, still counting the second division.

In the second division, Mr. Dufresne.

MR. DUFRESNE: 93.

THE MODERATOR: 93.

By a counted vote of 200, we have a quorum and we’re back in session.

Article 6 was our next article. This is to establish a stabilization fund to be known as the Debt Stabilization Fund.

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: I don’t have four as held and I don’t have five as held. Okay.

Mr. Chairman of the Board of Selectmen for the main motion on Article 6.

CHAIRMAN JONES: Mr. Moderator, I move
Article 6 as printed.

THE MODERATOR: Okay, as printed. This is the creation of the Debt Stabilization Fund.

Any discussion on Article 6?

Hearing none, the question will then come on the main motion. All those in favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous.

Article 7. This is to transfer – appropriate and transfer the sum of $1,500,000 from Certified Free Cash into the Debt Stabilization Fund.

The Finance Committee for the main motin.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 7 as recommended.

THE MODERATOR: As recommended. This requires a two-thirds.

Any discussion on Article 7?

Hearing none, the question will then come on the main motion as recommended. All those in
favor, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed, no.

[None opposed.]

THE MODERATOR: The ayes have it unanimous and I declare the two-thirds majority.

Article 8, this is to vote to raise and appropriate $300,000 and transfer the amount of $650,000 from Certified Free Cash for the purpose of funding the budgeted items as a supplement to the Fiscal '16 budget.

Madame Chairman for the main motion.

CHAIRMAN VOGEL: Mr. Moderator, I move Article 8 as recommended.

THE MODERATOR: As recommended.

This was held by Mr. McNamara.

Microphone here, please.

MR. MCNAMARA: Thank you, Matt McNamara, precinct 7.

Mr. Moderator, last year, on November 18th, this body approved Article 29, was to see if the Town and therefore required the office of Town Counsel to provide a litigation report to each Annual Town Meeting, including the following
information. And part of that information was the amount of attorney’s fees for representing the Town for each claim or suit. And there’s additional information that was required.

In Article 8 we’re asked to spend $350,000 for professional/technical special counsel, but that information we don’t have. So I don’t know how we can make an informed decision on this. So I would move that we place this on the table until such time as Town Counsel is able to provide us with that litigation report or at the end of Town Meeting, whichever is earlier.

THE MODERATOR: What was the last part of your statement? Or when?

MR. MCNAMARA: Place it on the table until such time as we get the litigation report or the end of Town Meeting, whichever is earlier.

THE MODERATOR: Okay. Mr. Duffy.

MR. DUFFY: Mr. McNamara, that’s correct that there was that article at the last Town Meeting, and I did submit a report at the April Town Meeting. And it’s my understanding, and I would be – stand corrected if I’m wrong, but I have done that at the April Town Meeting; I intend to do
it at the next April Town Meeting and that is what
I treat as the Annual Town Meeting for purposes of
that report.

THE MODERATOR: Mr. McNamara.

MR. MCNAMARA: Thank you, Mr. Moderator.

Actually, going back and looking at the
minutes, the Moderator asked the petitioner
specifically whether or not it should be at each
annual town meeting, and the actual vote, which was
a vote of 100 in favor and 66 in opposition, was at
each annual town meeting. And in fact the April
Town Meeting where you did provide the report,
there was no information on attorney’s fees there,
either.

So, this is a requirement for Town
Meeting. I’ve got the minutes here; I can provide
the Moderator. But it’s very difficult for this
body to act on these decisions without the
information that it’s asked for.

THE MODERATOR: Okay, the question is to
place this article on the table. That requires a
two-thirds vote. All those in favor of placing
the article on the table, signify by saying aye.

[Aye.]
THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: It’s the opinion of the chair is that we have the two-thirds and we’ll lay it on the table. I’ll keep track of that so I don’t miss it later.

Okay, Article 9. This is the Capital Improvement Plan. The chair would recognize the chair of the Finance Committee for the main motion.

CHAIRMAN VOGEL: First, the Finance Committee’s recommendation is that the Town vote to transfer the sum of $3,882,003 from Certified Free Cash for the purposes of Article 9 as amended. Said funds to be expended under the jurisdiction of the Town Manager.

MR. SUSO: Thank you, Mr. Moderator.

THE MODERATOR: Mr. Suso.

MR. SUSO: Julian Suso, Town Manager.

Prior to our Finance Director Jennifer Petit making her presentation on this article, I wanted to make a couple of remarks regarding a matter which has arisen lately and for which there is considerable misinformation.

Last week it was confirmed on the Town
website that the fire engine which has been routinely stationed at the West Falmouth Fire Station has been taken out of service. A recent inspection has revealed corrosion problems in the frame of that vehicle which render it potentially unsafe.

As Town Manager, I’m working closely with Fire Chief Mark Sullivan and others in a full review, assessment and evaluation of vehicle options. Such a responsible review and full evaluation requires ample time for an informed analysis of reasonable alternatives. In the meantime, Chief Sullivan has placed an existing Fire Department vehicle at this station for continued and routine 24/7 duty as a standard medical first responder. Be assured that this substitute Fire Department vehicle is fully outfitted to provide first responder medical care to Town residents.

Any inclination to act hastily or imprudently, without completing a full review and evaluation, will potentially be to the significant financial detriment of Falmouth taxpayers, and furthermore this is absolutely unnecessary.
This temporary circumstance will in no way affect the ongoing delivery of Fire Department services from the West Falmouth Fire station. I thank residents for their patience and understanding as we properly evaluate a complete assessment and evaluation. Thank you.

THE MODERATOR: Okay, Ms. Petit.

MS. PETIT: Thank you. I’m just waiting for the presentation to be put up on the board.

THE MODERATOR: Do we have – Ms. Petit, the actual changes that were – are going to be made in here, do we have just one slide for that?

MS. PETIT: Yes. I have it at the end of the presentation. We can leave that on the board, or –

THE MODERATOR: Yeah, can we actually go there first, because –

MS. PETIT: Oh, sure.

THE MODERATOR: – we don’t have a proper motion before the body until they have those numbers changed. I know it’s the amendment, but I want to make the changes and then we’ll – that way,
as you’re going through, they can refer back to it.

MR. PETIT: Okay, great.

THE MODERATOR: So, let’s take a look at
the Capital Budget, the chart that’s in your book,
and we’re going to make some of the changes that’s
the main motion from the Finance Committee, and
then we’ll go into the presentation and then we’ll
go line item by line item.

MS. PETIT: Do you want me to go through
the changes?

THE MODERATOR: Yeah, if you could, I -

MS. PETIT: Okay.

The first changes, and these are the
changes from what you have in your warrant booklet.
And we did have handouts that we gave out -- you
might have this already. When you came in the
front door, we did pass them out. But you might
not have it. I just want to let you know you
might have it in front of you.

FROM THE FLOOR: Can’t hear you.

MS. PETIT: Can you hear me now?

FROM THE FLOOR: Yes.

MS. PETIT: Okay, sorry about that.

The first change, and it’s in red up on
the board, the Facilities Improvement Consolidated
Communications Center. In your warrant booklet, it
was $700,000. We’ve decreased that to $578,500.
That’s the first change.

The second change is, in your warrant
booklet there was a recommendation for $40,000 for
the North Falmouth Fire Station windows. That was
changed – that was deleted. We do not want to do
the North Falmouth Fire Station windows. They’re
being replaced periodically. There is not a need
for that funding, so what we recommended or the
Finance Committee recommended is we added $15,000
for the DPW garage, the old, old part of the
garage, to do some upgrades on their windows; and
we added a generator for the Fire Department which
would be for the North Falmouth Fire Station, which
would be an additional $25,000.

So really what was recommended was a re-
allocation of that 40,000.

And last – but not least, the – under the
School Department in your warrant booklet it says
it was for the Morse Pond School roof, and that was
when we took the information from the spreadsheet
from the back of the booklet and transported it or
copied it to the recommendation. It’s supposed to be for fire safety improvements and paging system. It was just really a typographical error when the warrant was printed. And that money amount did not change.

So those are the changes from the warrant booklet.

THE MODERATOR: Okay, good, thank you.

MR. DONAHUE: Point of order, Mr. Moderator.

THE MODERATOR: Yes, Mr. Donahue.

MR. DONAHUE: Bob Donahue, precinct 3. Through you, Mr. Moderator.

THE MODERATOR: Uh-huh.

MR. DONAHUE: How can we vote for a reduction when we haven’t voted for the approval of a project? Isn’t this kind of putting the cart before the horse? Just a question, thank you.

THE MODERATOR: But I don’t understand the question.

MS. PETIT: You’re voting on what’s on the board. That’s the recommendation from the Finance Committee.

THE MODERATOR: So this is the main
motion, up here.

MR. DONAHUE: The main motion is –

THE MODERATOR: With a microphone, please. With a microphone, please.

MR. DONAHUE: If I understand this correctly, the main motion is for putting the Communications Center at the Police station, where –

THE MODERATOR: Well, we’re going to get there when it’s time. Right now, I’m giving you the numbers.

MR. DONAHUE: No, but you’re voting the money for it. If we need 700,000 for the fire Department –

THE MODERATOR: Okay, yeah, you’re getting into –

MR. DONAHUE: You’ve already –

THE MODERATOR: Mr. Dohahue, please let me speak.

MR. DONAHUE: Okay, sorry.

THE MODERATOR: You are getting into the discussion of a particular line item, and when we get there, we’ll have plenty of time to discuss it.
Is there any question about the main motion? In other words, can you read the slide? And have you made the changes in your book?

FROM THE FLOOR: No, no.

THE MODERATOR: No?

FROM THE FLOOR: No.

THE MODERATOR: So, in your book, go down one, two, three, four, five, six, go down seven lines in your chart and it says, “Facilities Improvement Consolidated Communications Center”. Scratch out $700,000 and write “$578,500”.

In the second column, go down where it says “North Falmouth Fire Station Window Replacement $40,000”. Scratch that out and make it $15,000 for the DPW garage windows.

Then go down two more lines and scratch out $25,000 for Emergency Generators and replace that with $50,000.

And then go all the way down to the bottom of the chart, where it says “Morse Pond School Roof Re-coating” and scratch out “Roof Re-coating” and fill in “Fire Safety Improvements and Paging System”. Same amount of money, but that’s what the project was.
Okay?

So, I’m only going to take questions on the chart. Okay?

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: I’ve got three people that can’t read this chart; this is kind of annoying to me. Go ahead.

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: The only thing we’re discussing is whether or not you can read those numbers.

MR. NETTO: Mister –

THE MODERATOR: And we haven’t even had the presentation yet.

MR. NETTO: Correct. And I’ll say the same thing I said the last time it was presented to us like this. I’m looking -- the format for this sum of money to me is not professionally done. I am sorry. How many – what is it – when you look at the total.

We’ve been through this box of Capital Expenditures before. We don’t even have the line items, whether they’re numbered or alphabetized.

Mr. Moderator, I think that’s what some
of these people and I am upset about. This is the same talk I asked last time to present something this large in a flexible. I think what Mr. Donahue’s confused about, like maybe some other, they’re – I know we’re going to do this line by line, but could we refer to not the “go to the fourth line down, change this figure”. I don’t even have room in my warrant book to write in the new figure that makes sense.

I’ll say it again: could we please for the Fall Town Meeting change this format? We have a ticketed item here of $700,000 that’s been amended to $578,500. That’s one line item. I am upset about the way it’s presented to us, and I don’t think I’m alone, either. Thank you.

THE MODERATOR: Okay, so that’s the chart.

[Applause.]

THE MODERATOR: I would call everyone’s attention to the fact that we have never, in the back of the warrant booklet, had 50 percent of the warrant booklet, that is the entire mark-up of every project that’s in that spreadsheet. And I applauded the Finance Committee and the
administration for putting that level of detail, which, in 18 years - or, at the end of this meeting it’ll be starting my 18th year - I’ve never seen this level of detail.

And so we’re making progress there, but, yeah, maybe we can put numbers on the left-hand side to make it easier for us to go through it. But they’re not account numbers, as the Annual Operating Budget would be. They could just be Excel spreadsheet numbers so that I could tell you to go to number 12 rather than count down 12.

Is there any other question about this chart before we get into the budget itself? Yeah. Yeah, with a microphone. With a microphone, please.

MR. SHEARER: Dan Shearer, precinct 6. I just talked to you, Mr. Moderator. You are changing Fire Station windows to DPW garage windows. That’s a huge change. You said I couldn’t change these.

THE MODERATOR: No, you asked me if you could buy a fire truck -

MR. SHEARER: Yes -

THE MODERATOR: - which was not listed
as even a topic of discussion, and we are replacing windows, but they’ve decided it’s better to do it at the DPW –

MR. SHEARER: Yes, but, but –

THE MODERATOR: – than at the Fire Station.

MR. SHEARER: But the Town Meeting has not looked at these windows, they haven’t talked about these windows –

THE MODERATOR: Okay, let’s fight –

MR. SHEARER: - we don’t know what the windows are –

THE MODERATOR: - let’s fight about the windows when we get there.

MR. SHEARER: I think you should take – I should think you should take that article out, if you want to do that, and forget about it.

THE MODERATOR: Okay. So, that will be your choice as a Town Meeting member to take it out when we get there. You can make an amendment to strike it. I deemed it’s within the scope. It’s windows –

MR. SHEARER: Well I say you shouldn’t do it.
THE MODERATOR: it’s on a different building.

MR. SHEARER: As a Rules Committee meeting for Town Meeting, I don’t think you can do this. I don’t think this should be done.

THE MODERATOR: Well, I’m the Moderator and I say you can.

Are there any –

MR. SHEARER: Well –

THE MODERATOR: other questions about the chart?

MR. SHEARER: that’s fine. I just want to –

THE MODERATOR: Are there any other questions about the chart? Everybody’s got the numbers? Okay.

Now we’ll have a presentation of the Capital Improvement Plan.

MS. PETIT: Thank you.

Thank you. So I’m just going to go over some basic –

FROM THE FLOOR: Can’t hear you.

MS. PETIT: Okay, I’m sorry.

Okay, so I will just go over some, you
know, basic financial policies that we’ve been
talking about here the last few years.

Free Cash: one-time revenue for one-time
expenditures. That’s really what our Capital Plan
is based on. We continue to make progress funding
capital items. We’ve been able to fund around –
this year it’s going to be over four – well, four
million dollars – 3.8 million in the spreadsheet
you just saw, and then you have another article;
there’ll be some more Free Cash to be appropriated
if you so choose.

And we continue to move some re-occurring
capital expenses into the Operating Budget.

I listened and I heard what you said last
year, and we have two articles which are capital
and non-capital. So this is the capital article.

Next slide, please.

Some of the highlights. The
Consolidated Communications Facilities upgrade.
You have a Town Hall design in there. There’s
money in there being requested for the irrigation
system for the golf course. We have a lot of
vehicle replacement this year, and you’ll see that
as you look in the recommendation and in the back
of your warrant book we have a lot of information about the vehicles that we’re looking to replace. And also there’s radio replacement for Fire and Police.

Next slide, please.

And that’s really the recommended changes. It was just a short presentation to let you know that, you know, we’re still spending one-time revenue for one-time expenses. We continue to make progress and bring to Town Meeting a healthy capital plan.

THE MODERATOR: Okay, now we’ll begin with each - each line item. We’ll go through; if there’s any questions, comments or amendments.

Network Upgrades under General Government.

PC Monitors and Software.

Phone System and Maintenance.


Municipal Space Improvements, Town Hall Design. Mr. Dufresne.

I’ll put you on the list, yeah.

Oh, you want to go back one? Hold on,
we’re going back one. Yell so I can hear, if we
want to go –

We’re going to go back, Andy. I’ll be
right back to it.

Voting Machines.

MR. PUTNAM: Thank you, Mr. Moderator,

Brent Putnam, precinct 9.

I have a question about the type or style
of voting machines that are being contemplated as
replacements. Is there any idea at this point?

THE MODERATOR: Mr. Palmer.

CLERK PALMER: Voting machines are
certified by the Secretary of the Commonwealth; at
this time, there are only two machines that are
authorized by the state, the Secretary of the
Commonwealth, and they’re similar type machines.
They’re optical scan machines; they’re just
manufactured by two different companies.

MR. PUTNAM: So, whatever we potentially
choose would not be electronic voting in nature
with no paper ballot?

CLERK PALMER: No, we’d always have a
paper trail at this point in order for verified
counts of an election.
MR. PUTNAM: Thank you very much.

THE MODERATOR: Okay, anything else on Voting Machines?

Okay, Municipal Space Improvements? Mr. Dufresne.

MR. DUFRESNE: Adriene Dufresne, precinct 2.

Fellow Town Meeting members, we’re looking at an estimated cost of $300,000 merely for a set of plans. A set of plans to move everybody around in Town Hall. $300,000 is probably the beginning of a three or four million dollar project. A building that’s 50 years old and has functioned properly for the Town of Falmouth with all its multiple departments I do not believe requires this kind of movement.

I think $300,000 would be better spent on items such as extending the library hours or maybe reconditioning the beaches. There are other areas where we could spend $300,000 other than to develop a set of plans that would move everybody in Town Hall from the lower level all the way up to the attic, which I don’t believe conforms to the building codes of today.
So I think we’re looking at a multi-
million dollar project if we approve this $300,000 item for plans. I would urge that we zero that number and whatever is needed in Town Hall, I think maybe a paint job and maybe some other small items, but I do not believe $300,000 for plans is the best investment that this Town Meeting body should be making at this particular time.

Town Meeting has – Town Hall has functioned for 50 years. We’ve gone through the crisis of all the building permits of the ‘70's, ‘80's and ‘90's. This idea that we’re going to make it more convenient to go through the permit process, to me is a bunch of baloney.

We built an elevator, we put additions for the hierarchy’s elaborate offices. We have meeting rooms that have a lousy sound system. We spent $1.5 million on that project. We spent another $500,000 for heating and air conditioning and yet the lower level is hot and cold and the hot – hot and damp in the summer and cold and damp in the winter.

So, please, let’s omit this $300,000 and look at what we have already facing us:
multimillion dollar projects in wastewater, sewerage. You heard, from a previous speaker, a possible senior center. We have other things I think that are a hell of a lot more important. That’s my personal feeling.

THE MODERATOR: So Mr. Dufresne, are you making the amendment to strike the line? Is that an amendment?

MR. DUFRESNE: To strike the line of 300,000.

THE MODERATOR: Okay, so we have an amendment to strike the line. Discussion on the amendment.

Mr. Finneran.

MR. FINNERAN: Thank you, Mr. Moderator. My memory might not serve me correctly, but wouldn’t this $300,000 be on top of the $250,000 we’ve already given them to re-arrange the furniture? So to speak?

THE MODERATOR: So we appropriated some money for this before?

MR. FINNERAN: Wasn’t it 250,000? Two Town Meetings ago?

THE MODERATOR: There’s a question. Can
somebody on the stage answer it? Is this in addition to a previous appropriation?

Ms. Harper.

MS. HARPER: I have a presentation in response to that question. In my understanding that article was for construction, not for design.

MR. FINNERAN: Don’t you design before you construct?

MS. HARPER: That’s what we’re going to talk about right now.

If I could have the first slide, please.

THE MODERATOR: Okay.

MR. FINNERAN: I’ll get my answer later then, thank you.

MS. HARPER: So if I could move on to the next slide and then we’ll go back to this one.

I want to talk a little bit about how this started. About two and a half years ago, my and the - I’m Heather Harper, I’m the Assistant Town Manager, good evening.

The Personnel Director and I, Denise Coleman, were directed to work with all the Town staff to develop a space needs plan for the use of Town facilities. That included specifically
taking a look at the two departments that are housed outside of Town Hall: our Human Services Department and Town Counsel, with the specific charge by the Board of Selectmen to bring those externally rented uses into existing municipal space.

So we took quite a bit of time to interview, meet with every Department head, understand what their long-range plans were, staffing needs as well as space needs, moving well into the future.

We presented a conceptual plan to re-utilize Town space. The Board of Selectmen endorsed that concept and this meeting authorized funds to allow us to move forward with a preliminary feasibility design to bring those uses into municipal buildings and evaluate their continued – the modernity – the modernizing of Town Hall well into the future.

It’s a very large facility, over 21,000 square feet. It is where our major municipal services are located and where they’re likely to be for a very long period of time.

The Board of Selectmen endorsed
specifically a goal to improve coordination and
efficiency in all of our Town Departments with a
focus on permitting, planning and preservation to
bring those uses like we saw this evening, with the
Zoning Board and the Planning Board having
different ideas about how we might plan for our
community, bring those departments a little bit
closer together to improve the functionality of our
governance and permitting.

As a result – if you’d go back, Bob – we
hired Giampietro & Associates – the last slide,
thank you. One more.

Giampietro & Associates were hired to
perform a feasibility study to determine whether
the uses we identified and the space needs
identified by Town Departments could in fact
function in our Town Hall. That project took
quite a bit of time but early this year in the
spring, Giampietro & Associates presented that
feasibility design to the Board of Selectmen and
they asked us to advance that discussion to you
here this evening, to contemplate whether there’s
an interest in the continued modern use of Town
Hall.
The project will be done in connection with the ESCO project which you’ve already approved, and we thank you for that. As a result of the ESCO program, the HVAC system will be upgraded. It needs to be done. There are four different operating systems in that building. The modern systems are significantly smaller than the systems that we have.

The reduction in size of those facilities will both eliminate the need for some of the low-hanging chases that you see in several levels of Town Hall, creating a little bit more headroom in some places, which I know all of you that use Town Hall know that that’s very necessary. It will also increase the space that’s available in Town Hall for use for office uses.

So, we think that will help us use the building in a much more efficient and effective way, and the redesign of the HVAC system as well as some of the other ESCO improvements will start down the road of making those prudent, wise, flood-proof improvements that we need to make to that building.

Understanding that it is the flood zone, like many of those homes we saw earlier. It’s a
property that we own and, like every residential
property owner in the flood zone, we need to start
planning for that and making wise choices with the
resources that we have. That’s what this project
is about.

I’d like to move to the first slide,
which is the layout of the building.

There was a layout of all three floors.
The project to build all three floors and renovate
the full building would be on the order of $3
million. That is not what we’re proposing to do
in this phase. What we’re looking for is the
design funds to develop a phasing plan, to begin
with the first floor to bring all of our
permitting, planning, Zoning Board of Appeals,
preservation staff altogether on one floor in one
department.

If you look along the outside of the
green area on the western side of the building,
that would bring all of the inspectional services
staff together. That would be Conservation,
Health, Building, any of the boots in the field
types of staff would all be together.

Along the front line would be a single
counter. We’d have multiple administrative staff, the Conservation Commission administrator, the multiple building administrators. There’s the administrator from the Board of Health. All together under one office, not behind closed doors, but available to the public at all times. We view that as a very, very strong improvement in service for the department. It’s what we hear from the building community: they want us to be available, they want us to be responsive and they want the people that are there to be able to respond to them, and that was the effort that we made. It really was a focus on customer service.

The other piece in the full design that was important to the Board of Selectmen and to the Town was creating a central access point, so when you walk into Town Hall, you walk into a central location, greeted by a reception. Our Town Clerk has taken on a tremendous effort and one that I really recognize, and that is part of the performance management work we did a couple of years ago: we took on an effort to respond to every person that comes to his desk, and I think it’s in three seconds? And they do that.
If you’ve ever come to the Town Clerk’s Office, you know that they greet immediately. They’ve expressed a willingness to take on the role of being the location where all of the public would come and get their service and direction from a real person and staff in Town Hall.

And, along with that would be the creation of a center staircase. So, as you walk into Town Hall, you don’t have to wonder whether you walk to the west wing or to the east wing to find your way upstairs or downstairs. You would know automatically to take the center stairwell immediately to the upstairs or the downstairs.

The design funding is about ten percent of $3 million. That’s to develop both a phasing plan to begin our effort on the lower level to improve that customer service that we’ve already talked about, and to design the center stairwell and any finish work that needs to occur on the third floor to accommodate that stairwell.

So this really is — you know, we look at this as Town Meeting’s indication that this is a building that we want to invest in, that we want to invest in the improved services that we provide our
community, and that telegraphs to us that that’s something that you’d like us to invest in and plan for the future. And so I thank you for the time.

THE MODERATOR: Okay, further discussion on zeroing out the line item.

Mr. Hargraves.

MR. HARGRAVES: I think I’m building on a point that Mr. Dufresne and others have brought up.

First, I do want to thank Michael Palmer and all those concerned for putting together the warrant booklet. It’s another excellent piece of work and the people who resourced our precinct meeting, the elected and appointed officials and volunteer experts, did an excellent job.

And finally, just to be sure that you understand my appreciation for the professionalism and what goes on here, I want to thank Jennifer Petit for putting together the – for the partially funded projects, the basis for the rest of the spending on the Community Preservation projects. And I hope that we adopt that as a kind of a standard procedure. Not just for Community Preservation projects but for all the other
projects that are partially funded. I think it’ll help discussions like this one.

So, just on this point, my question was going to be, before I heard all this discussion, why - how we were planning to fund the $4.6 million that was in the back of the book, under this project. And but the cash flow doesn’t add up to 4.6 million, and I just heard Heather - or Ms. Harper refer to a $3 million project. So I’m kind of confused about exactly how much we’re getting into.

In the spirit of the checklist that says, “Beware of foot in the door propositions”, I think when we have a project like this it’s really good to be up front as we have been, maybe even ahead of time in the warrant book or some other way, on what are we buying. This isn’t a one-time proposition. $300,000 is a foot in the door to a bigger project, and I don’t know if it’s three million or 4.6 million as the book says, but my question was how were we exactly planning to fund the balance? By capital exclusion or some other means? It would really help me to think about spending this planning money.

As far as whether we should spend this or
not? I mean, I’d encourage you to consider it strongly, that it’s a good proposition. We’ve talked about things like the Senior Center, which is the best analogy I can think of, and having a second class facility for a Town like Falmouth, and that’s the feeling I get when I walk into our Town Hall. And I’ve listened carefully to the people that work there everyday and try to do their jobs professionally in that environment, and say, “If you expect a professional result, then you have to dress for success.” So, I think that it really is a good idea, but I’d want to understand more what we’re getting into.


MS. HARPER: Okay, green means go.

Thank you for that question. I probably should have put a slide up there to respond specifically to the question of the long-term costs.

The construction costs, if we were going to do level one, level two, level three and all of the infrastructure associated with the project, would be $3,032,000. When you add in — and this would be taking on the entire project at one time —
the temporary work and phasing, general conditions, bonded insurance, overhead and profit, all the overhead items, that brings the project to $4.564 million. So it’s about 4.6 with all of those other expenses. And so this design fee would be included in some of those costs.

And we don’t expect to take on a project all at one time. The concept would be to get a sense of the full cost of the Phase one, and whether a phasing project is in fact feasible. And then we will work with the Finance Director and the Board of Selectmen to plan that within the Capital Improvement Plan over several years, beginning with the first phase, which we estimate to be about a million dollars.

THE MODERATOR: Okay, Mr. Duffany.

MR. DUFFANY: Thank you, Mr. Moderator, Michael Duffany, precinct 6.

I’m going to stand with Andy on this and say that I think we’re putting the cart before the horse and that if you remember back a few years ago we moved the Engineering Department out of Town Hall out to Gifford Street and everybody was, you know, worried that we’d lose it, we’d have a
disconnect. The DPW directors and their operation was moved out there, the same thing. The Water Department is out there as well. And it relieved a lot of the space in Town Hall and it also helped a little bit of the parking situation.

For a number of reasons, one being that if this were a residence in that area, you’d have to take the house down, or you’d have to raze it. That’s one reason why I would say that we shouldn’t be putting money into this because I think it’s putting good money after bad.

But we’re also going to increase the capacity in Town Hall and take away more parking and as somebody that frequents Town Hall on a regular basis, I – I illegally park quite a bit just in order to get in the door.

And the only thing I find really warm and fuzzy about the building are the employees and the occupants of the building.

I really think that we should take another step back and think of another location, maybe out on Gifford Street. A bigger picture plan.

That would make a really nice parking
area, with a beautiful view across to the Vineyard, across the pond and so forth.

There’s a lot of other reasons to do it. But the biggest reason not to do it I think is that if it were a residence you would not be allowed to do it. It doesn’t conform in a lot of ways and I would urge to remove this from this line item.

Thank you.

THE MODERATOR: Okay. Did you have a response to that and then Mr. Herbst.

MS. HARPER: Just a quick response to the parking. The only new use that would be added to the building is Town Counsel, which is not a high traffic demand. So we don’t see a strong need for additional parking other than the need that already exists.

THE MODERATOR: Okay, Mr. Herbst.

MR. Herbst: Ralph Herbst, precinct 8.

I’ve been on the Planning Board for almost 14 years. I was on the Community Preservation Committee for ten years. Both of those organizations are located on the third floor of Town Hall. So, when I go to the doctor, like you do, and he says, “Hey, you need to – exercise
is important for you”, right? So, I didn’t get
elected to the Planning Board just to get exercise,
but let me say that the people that use Town Hall,
everyone of them is totally capable of using it as
it is. We have a handicap access ramp in the
front. We have access into the lower floor by
driving around in the back.

And if putting – reorganizing the Town
Hall to put like entities close together, take a
look at what happened just tonight. We had the
Zoning Board of Appeals over here and about 15
steps away you had the Planning Board, okay? And
what happened there? What happened there, you
know? Were they talking to each other just
because they were close to each other? That
doesn’t guarantee you anything, by putting them
like that. Not at all.

Now, if you are a person that is not
familiar with Town Hall, and you want some
assistance and you go in there, if you would go up
to the person at the reception desk and that person
handed you a piece of paper after you told them
what you wanted, and it told you: Here’s what you
do. You go here, and here and here. And that’s
what you do. It’s just simple, laid out for you. You don’t need a chart or anything else, you just need to follow the instructions.

So, I must admit – agree with Mr. Dufresne and Mr. Duffany and say that in the last I would say six months, anyway, I have said to all my friends: I would not vote for one dime to improve Town Hall before we voted in a new Senior Center.

Thank you.

[Applause.]

THE MODERATOR: Okay, Mr. Finneran.

Okay, folks, let’s go.

Go ahead. I got you on the list. Mr. Finneran.

MR. FINNERAN: Yes, Mr. Moderator, excuse me, but it’s been about ten minutes and I still haven’t got the answer to my simple question. Is this $300,000 on top of the $250,000 that we already appropriated for this, or am I incorrect?

THE MODERATOR: Okay, Mr. Suso.

MR. SUSO: Thank you, Mr. Moderator. My understanding is the $300,000 is exclusively for design. The $250,000 is not for design, it is for construction.
MR. FINNERAN: The $250,000 that we appropriated two years ago was for construction before design? Did we not appropriate you $250,000 for this project, initially? Yes or no?

MR. SUSO: I believe I answered that question, Mr. Moderator.

THE MODERATOR: So yes, and it was for construction.

MR. FINNERAN: What have they constructed?

THE MODERATOR: No, that’s the answer. Yes, it was for construction. So, we’ve got the record here, or not, but.

Mr. Netto.

MR. NETTO: Joe Netto, precinct 9.

In my 30-plus years of being a Town Meeting member, I think this is the second or third major expenditure of this building. And if it was my building, I would sell it.

[Laughter.]

MR. NETTO: We are constantly putting money into the project. I can – you know, I applaud the Town Manager; he’s doing his job. He says it has inefficiencies; we want to fix them.
I would like to talk to you now as the taxpayer. I really think – I applaud Mr. Dufresne for zeroing this item, Mr. Duffany. I am in complete agreement with them. And I would hope that the zero item passes and then we deliver the message to the Board of Selectmen to -- I think the people in the Town of Falmouth would like a new Town Hall in a different location. If you frequent Town Hall, you can’t park there. I mean, that’s – everybody parks there illegally.

And, no, I don’t want to spend – nothing personal. I just don’t want to spend any more money – I’ve already fixed the air conditioning, HVAC I think in ’86 or ’88. And we did this and we put that addition on. It’s time to start changing the thinking and start looking for a new location and a new building. And I have to agree with Mr. Herbst.

I’ll end on this: we have a tremendous cost that we’re going to talk about in the Special Town Meeting. A tremendous cost that we don’t have a clear answer to. And if you were running your budget, and that’s what we’re doing, running the Town’s budget, and your repairman said, “You
know, you need a new boiler. That boiler’s not
going to make it through the heating season”, would
you go out and buy a brand new car first? And, in
February, be there with no heat and no money to buy
it.

We are the watchdogs of the taxpayers’
money. I don’t think this is a priority item. I
have to vote for the Senior Center. My mother
would come down from heaven –

[Laughter.]

THE MODERATOR: Okay –

MR. NETTO: – and that’s first. Thank
you.

THE MODERATOR: Mr. Shearer. Mr.
Shearer next, and then Mr. Latimer.

MR. SHEARER: Good evening. Dan
Shearer, precinct 6.

If you turn to the front of your warrant
book – no, don’t do it. I mean, you don’t have to
do it. The main – the first thing that you see is:
do we need it? Yes, this year we have a lot of
Free Cash. You have a lot of articles after this
one, which are very expensive and I hope everybody
looks at them and says, “Do we need it?” Because,
let's save some money.

We have, as I just heard and knew, the Special Town Meeting could be extremely expensive. Maybe the Enterprise was wrong, but I understand two fire engines went down. And, just losing West Falmouth's fire engine, I have my kids and my grand-kids and everything else there; I'd like to see a fire engine. But having two engines down and no backup engine is serious for every single member of this community, because if one engine goes down in Station 5 or - we're in trouble. Because we don't have anything to go in and back that up. And the West Falmouth fire truck was a good backup, we had a backup, but West Falmouth's fire truck went and then we got the backup and I understand that's gone.

So please, think about spending money.

Now, the other question I had when I was up here, I just had somebody speak and ask where this $1,200,000 at next year's meeting here was going to come from. And I didn't hear an answer. And I think that's very important. We have very large debt exclusions, overrides, et cetera. I asked two years ago and got a unanimous vote that
these all got reported to. Well, Jennifer did it in the back of the book, but we couldn’t question, we didn’t see it, and I would like to see that.

I would like to know how much of our taxes are being increased by these. And I can’t vote for something for $300,000 if we don’t know where we’re going to get the rest.

MR. JOHNSON: Mr. Moderator, with all due respect.

THE MODERATOR: Yes, Mr. Johnson.

MR. JOHNSON: We’re talking about the amendment.

MR. SHEARER: Okay.

THE MODERATOR: Well, he’s saying he can’t vote the $300,000 unless he has a sense of where the rest of the money for the project would come from. So, it’s a related comment.

So let’s go on. Are we all set, Mr. Shearer? I’ve got two more people on the list for just this –

MR. SHEARER: Well, I would like to make an amendment that we change this article to $4,864,004 –

THE MODERATOR: Okay, you’re –
MR. SHEARER: – which it says in the warrant book will be the total cost, and see if this body thinks that we can get that money. Thank you very much.

THE MODERATOR: Okay, Mr. Shearer, your motion is beyond the scope of the article because this is to do a design, not to do a construction. So the motion would be beyond the scope.

I know you’re going to tell me you don’t agree with me and I’m going to tell you that I’m the Moderator and that’s how it’s going to go.

[Laughter.]

MR. SHEARER: I would disagree –

THE MODERATOR: Sorry, Dan, but it’s not going to work tonight.

MR. SHEARER: – we can’t have –

THE MODERATOR: I’m tired, but I’m not that tired.

Any further discussion? Mr. Latimer and then Ms. Lichtenstein.

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: It’s been good. This is his first time, come on.

[Laughter.]
MR. LATIMER: Thank you, Mr. Moderator, Richard Latimer, precinct 1.

I have no axe to grind on this at all, except from the perspective of a consumer. The one thing that strikes me about this plan proposed design is a consolidation of different offices that are related in proximity. I mean, I have over the past few years several occasions where I’ve had to go to talk to the Building Inspector about something and then talk to the Conservation administrator and I have to go from one end of the building to the other end of the building.

Now, inevitably, the first one I go to, well, they’re busy and I have to wait. But if I go to the other end, I’ll have to wait there. So that means, from a consumer of the services that are being given here, I am inconvenienced by the present layout. I can see much merit in the current proposal where you would go and wait in one place and whoever can talk to you first, you can talk to them without having to, you know, waste precious time as a consumer.

Now, I also recognize a phenomenon that’s known as human factors. This is a building which
could be made more comfortable for the workers who
have to work there by these proposed changes.
Given more elbow room, more room to get their task
done, which will increase productivity; that’s
important, too.

I have no axe to grind, but, you know, I
remember the old Town Hall. I don’t know how many
other people here remember that, but, you know, to
me, this is the new Town Hall. And – and I find
it a much nicer building to get into. But once
I’m in there, I find it very confusing.

So I would support this article to do the
design to see what they can come up with that might
be an improvement, thank you.

THE MODERATOR: Okay Ms. --

MR. LATIMER: By the way, the cost
compared to building – finding a new location and
building an entirely new Town Hall, well, if we’re
looking at cost, this would be very cost effective.

THE MODERATOR: Okay, Ms. Lichtenstein.

FROM THE FLOOR: Question, question.

THE MODERATOR: Something new, Ms.

Lichtenstein.

MS. LICHTENSTEIN: Leslie Lichtenstein,
precinct 8.

My question through you, Mr. Moderator, to our town Administrator is: the $250,000 that we appropriated before, was it spent? What was it spent for? And are we now going to rip all that out to do something else? Is that 250,000 still – has it been spent?

THE MODERATOR: Mr. Suso.

MR. SUSO: A relatively small amount was spent on Giampietro & Associates, which was an architect to whom it was referred earlier. The balance remains unspent.

THE MODERATOR: Okay. So –

MS. LICHTENSTEIN: What did the architect do for the amount that he – what did we get for the money?

FROM THE FLOOR: How much?

MS. LICHTENSTEIN: How much – how much –

THE MODERATOR: Okay, easy, easy –

MS. LICHTENSTEIN: – of it was spent?

THE MODERATOR: – whoa, whoa, whoa,

don’t yell questions.

MS. LICHTENSTEIN: Oh, I’m sorry.

Just, I’m –
THE MODERATOR: What’s the status of the account? What did we spend it on, what did we get from the architect?

Ms. Petit.

MS. PETIT: Approximately $25,000.

THE MODERATOR: Was spent. That’s what was spent. Okay. And the other part of that question was did we – was spent on what? What did we get for our $25,000?

MS. PETIT: It was on Giampietro Architects, as the Town Manager stated.

FROM THE FLOOR: For what?

THE MODERATOR: That’s the who. What did they give us for $25,000?

MS. PETIT: I – I – Heather’s going to.

THE MODERATOR: Okay, Ms. Harper?

MS. HARPER: A feasibility study. So it took the space needs and brought them into the building to determine whether all of those uses could in fact fit in the Town Hall, including the two off-premise rentals that we pay approximately $50,000 a year for.

So the question’s going to come on the
main motion to strike out this line item. All
those in favor of striking out the line item,
signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: It’s the opinion of the
chair that the aye’s have it by a majority and the
line item is out.

Irrigation System for the Falmouth County
Club. Any discussion on the irrigation system for
the Falmouth Country Club?

Mr. Finneran.

MR. FINNERAN: Yeah, Mark Finneran,
precinct 6.

When we purchased this golf course I
believe – and I could be wrong again – not that I
was wrong the last time – but it was supposed to
make us money. Um, and pay for itself. We were
supposed to also, as I recall, use it to dispose of
tertiarily-treated sewage through an irrigation
system. I guess that’s fallen by.

Now, I know some people that are familiar
with this place. They informed me that we just
signed a poor contract with Billy Casper. We’re
not only paying for this irrigation system but now
we have to pay for all the equipment that needs to
be renewed. My understanding is that the room
leaks on the inside and windows are rotting.

Um, when is this going to end?

THE MODERATOR: Okay, further
discussion?

Yes, Mr. Shearer. Yes.

MR. SHEARER: Dan Shearer, precinct 6.

I’d like to table this article, also, or
this line item, and find out how much we have spent
on this golf course. It would be very interesting
for all of us to find out exactly where we stand,
what it’s worth. And it might be the best thing to
give it away.

[Laughter.]

MR. SHEARER: We have our open space
there. We have everything else. Why don’t we give
it away? And I’m serious about that. And just
walk away and say, “Fine, there’s a country club
there. Needs a few things.” Let somebody else
own it and run it.
THE MODERATOR: Okay, Ms. Harper has an answer to that.

Ms. Harper.

MS. HARPER: I have about six or seven slides. I'm happy to go through them. In fact, I -

THE MODERATOR: Feel free to just show us the one with how much we spent.

MS. HARPER: Well, I don't know that I can answer the question -

THE MODERATOR: Unless there's another question.

MS. HARPER: - specifically. But I will do my very best.

So the Town purchased over 200 acres of open space. I think you're all very familiar with that.

The orange labeled area is the Degnan parcel that was acquired with AFCEE funds. And those funds were Air Force Center for Environmental Excellence for remediation of nitrogen-enriched plumes coming into the lower watershed. And that remains available for that purpose in the future.

The red area is open space and the Town
acquired that open space with Land Bank funds.

The green area is the golf course which is really two separate golf courses: an 18 hole championship course and a nine hole talent course, along with the clubhouse. And we have here this evening both the former chairman of the Golf Advisory Committee and the current chairman of the Golf Advisory Committee and so I will lean on either of them to back up any of the information that I provide to you this evening.

So, that’s the area.

Part of the project included placing a permanent conservation restriction on the entirety of the green area. That was part of the funding source as well as the Town’s strategy to acquire this property as what’s known as the jewel of East Falmouth, creating the largest open space holding in that area.

So the entire property is permanently restricted; that may not be used for anything other than a golf course, thereby taking away and diminishing any value it may have for other purposes and limiting its use to golf operations only.
Next slide, please.

Those are the funding sources that I’ve talked briefly about.

Next slide, please.

I’m just going to have you keep scrolling through for just a moment. I’m not going to get into all those details. One more.

Next slide, please.

Okay, what’s happened. This Town Meeting has already appropriated a little over $400,000 for the irrigation system, which is estimated to cost about $1.2 million.

We planned and presented to you at the last Town Meeting that that strategy would be to continue to seek funds through both Community Preservation funds and Town funds as those are available to build up a reserve so that the Town can ultimately replace the irrigation system which was in a depreciated state when the Town acquired the golf course, and this Town Meeting was informed of that when it had a gentleman named Terry Buchen of Golf Agronomy International did an assessment of the property prior to the Town acquiring it and told all of us that the irrigation system would
need to be replaced likely in the first ten years.

Quite fortunately it did not need to be
replaced in the first ten years, but it most
certainly needs to be replaced within the next ten
year term. And the lease that we have in the
marketplace really demonstrated that the investment
in that irrigation system is a fundamental need for
the property. Irrigation systems do not make
money, they don’t attract golfers, but if it
doesn’t operate properly you will not have the golf
play that you need to continue to generate the type
of revenue that’s required to pay off the golf
note.

If I could have the next slide, please.

The Town has performed a complete update
of its investment analysis of this property. It
was this analysis that was presented to the Finance
Committee and the Golf Advisory Committee. It’s
been posted on the Golf Advisory’s Committee’s page
for many months, for a long time. That analysis
determined that the Town’s course is performing
well and as can be – as good as can be expected in
this current economic climate. And that was about
18 months ago and I can tell you – I think Matt
Burgess is here from – our manager, from Falmouth Country Club – that we’re having a very good year, gratefully. Things are turning around a little bit, which is very positive for the Town.

The Town has fared better than most because of its long-term lease with our operator. And based on current revenue figures we expect to remain stable, earning about $1.43 million a year.

Next slide, please.

The irrigation system is needed and it’s a cost that’s not recoverable through the operator. It simply doesn’t drive rounds or revenue per round.

The market trends. In 2000, just as the Town was acquiring the property, golf courses, many, many golf courses, over 399 golf courses operated – opening in a day in 2000 in our own region. There was tremendous growth in the number of golf courses in the Upper Cape region and just in the South Shore, and with six courses developed just in the Town of Plymouth, very close in a competitive marketplace to Falmouth Country Club. As a result, in the golf economy, which I’m sure you’re all familiar with, the valuations in the
golf properties lost value from 45 to 70 percent.

The Town of Falmouth has fared better than most.

Next slide, please.

We are now in a five year lease. It’s not a long term commitment. The Town and the operator can choose to separate after five years. I’m fairly confident that this operation will not stick with us if the irrigation system is not funded by that time, because it’s simply too much of a liability and a risk to continue appropriate operations of the golf course. And that’s a speculation, but that’s what I believe.

To the last slide, please.

There is an annual base fee that begins at $395,000 and ends at $400,000 in Fiscal 2019. At the end of the second year we have some flexibility that may allow us to enter into the food and beverage operations, which will again require me coming back to you, more than likely, to make some improvements in the clubhouse to allow for the appropriate kitchen amenities to make that type of food and beverage operation possible.

Next slide, please.
The capital improvements associated with
the property are spelled out in the lease agreement
and Exhibit B, all of which are on the Town’s Golf
Advisory Committee web page for your viewing. The
operator contributed $145,000 to the Town for
improvements, including repairs to the leaky roof.

This was a mom and pop operation. The
building was not maintained well during its first
30 or 40 years in operation and there was no
funding and investment in the property while the
Town has owned it over the last ten years. That
building is in need of some tremendous investment.

We’re putting the $145,000 into the
property, 70 into the clubhouse repairs and our
Facilities Department has been doing an excellent
job, kind of pecking away at some improvements and
we look forward to seeing those continue. As well
as $75,000 in bunker repairs, and those do have a
value added to every round of golf. Those result
in added rounds and player enjoyment and they’re
the type of investment that you have to make along
with these investments that are difficult to make.

The Town of Falmouth agreed to fund
equipment, and that equipment is Town-owned.
equipment that will remain with the property if the
two parties choose to separate at the end of five
years. You’ll see in this Capital Improvement Plan
I think it’s about $53,000 for some very specific
equipment that Matt Burgess can talk about later if
we need to. But there’s very specific equipment
needed to continue the affect of the effective,
efficient operations of the Country Club. The
total value of the lease is about $2.29 million
over the five year term, and that’s revenue to the
Town.

Next slide, please.

Just to give you a sense of how do we
compare to the marketplace, if you take a look at
the recent agreements of Truro Links, Rockland Golf
Course, Strawberry Hills, they all look at between
13 percent and 16 percent of gross annual revenue.
The Town of Falmouth’s agreement is 23 to 26
percent of gross annual revenue over the five year
term.

Next slide, please.

If you’ll look at this -- I’m sorry that
it’s faint -- but we do have a significant debt
service payment that we have to make on an annual
basis. That ranges from about $600,000 a year. The strategy of the Town ten years ago was to have a level debt service payment because we knew that in the early years of operation we may not generate the type of revenue needed to meet what would’ve been very high interest, high principal payments. So we have a very tremendous obligation through the life of the note of a flat, $600,000 debt service payment. We’ll continue to investigate options to refinance that.

So you can see that, through 2022, we expect to remain in good shape for the Town. If the operations continue to grow, we’re hopeful that we can stretch that significantly longer, but the irrigation system really is something that needs to happen in order for us to continue to support the operations of the golf course.

So I thank you for the time.

THE MODERATOR: Okay, Mr. Donahue.

MR. DONAHUE: Bob Donahue, precinct 3. Through you, Mr. Moderator to whoever wants to pick up the ball.

Have we ever looked into selling the golf course and could we bail out and what – what– where
does it stand?

MS. HARPER: The 300 Committee owns a conservation restriction on the property; you have to ask them first. So you really — you really can’t sell it. The Town committed that property to the 300 Committee.

MR. DONAHUE: So what you’re basically saying to me is you’ve got to write the check. You have no choice, or we just let the land go foul.

MS. HARPER: This was an open space acquisition project. The golf course was there to help support the debt service associated with the overall acquisition. This really was, at the time, considered a very important acquisition for the Town for open space and recreation.

THE MODERATOR: Okay, Mr. Vieira.

MR. VIEIRA: Jim Vieira, precinct 6. And when we purchased the golf course, I was the Finance Committee representative on the team that negotiated the purchase. And I can tell you that we absolutely knew at the time about the condition of the irrigation system. What Ms. Harper has said to you is absolutely correct. This — we knew this was coming and we knew going in, we had our
eyes totally open about this, that we were going to
have to replace the irrigation system.

Town Meeting was absolutely apprised of
this at the time and so even though some of us may
have forgotten that this - this was going to need
to be done, everyone was apprised of it when we
purchased it.

THE MODERATOR: Okay, is there any
motion to change this at all, any amendment here?
Otherwise we're, you know, we don't have a question
before Town Meeting. Okay.

FROM THE FLOOR: Question.

THE MODERATOR: So, there being no
amendment to this line item, we'll move on to the
next one.

The Facilities Improvement Consolidated
Communications Center. Yes, Mr. Chairman.

CHAIRMAN JONES: Doug Jones, Chairman of
the Board of Selectmen.

About four years ago the Board of
Selectmen asked the Town Manager to develop some
plans for consolidating departments and facilities
wherever possible and financially beneficial.

Consequently we created the Finance Department, as
well as the Department of Marine and Environmental Services, and we began looking into the possibility of a consolidate dispatch to serve the unified needs of Fire, Rescue, Police, DPW and Marine and Environmental Services.

The Consolidated Dispatch Center would provide enhanced and more efficient safety services for the Town. It would further allow three additional police officers per day to be assigned patrol duty and would save at least $100,000 in overtime and related costs per year.

Around the same time, both the Fire and Police chiefs reported that their dispatch equipment was nearing the end of its useful life, was no longer being supported by the vendors and would be requiring total replacement. While a study was being done by Matrix Consultants to determine the feasibility of and recommend the general space needs for a potential consolidated dispatch, the Town Manager began to look at possible existing buildings to house the consolidated dispatch.

Other members of the Board and I felt confident that a neutral site would be the best
location, and the Town Manager recommended an area within the Gus Canty Community Center as the most efficient and cost effective alternative.

At last year’s Fall and subsequent Spring Town Meetings, this body made it clear that there was opposition to this use of the Gus Canty Community Center, and second, there was support for considering the fire station as a possible solution.

The Board of Selectmen decided to pursue this opportunity by hiring two qualified firms. One architectural, which was the Kaestle Boos architects, and one telecommunications specialist, IXP Consultants, to properly analyze the fire station’s suitability for this purpose.

So we had something to compare this analysis to. And in order responsibly to consider all reasonable existing possibilities, we asked Kaestle Boos architects to look into both the Fire station and the Police station. In addition, we asked them to determine whether either the present dispatch centers could be adjusted to fit the future needs. Unfortunately, neither current center could be adjusted to do so.
The telecommunication consultant IXP determined that either site would work without significant telecommunications enhancement necessary. The architectural firm Kaestle Boos reported the comparative costs initially, with the expectation that all of the work would be done through procurement by outside contractors.

After reviewing the original costs with the Town Manager, it was confirmed by Kaestle Boos that, given the nature of this work, it could be done more cost effectively with the Town serving as a general contractor. The Town has indeed done this in the past. These costs were then revised by the architect and were reduced, with the cost of renovating the Police Station at $578,500, and the Fire Station at $729,300.

In addition, Kaestle Boos architects has determined that the Police station would be a considerably more efficient layout.

If I were a professional architect or technology analyst, I might feel qualified to question the recommendations of our hired consultants. Or if I were a professional politician, I might have looked for a
recommendation that would make me popular with the
most outspoken citizens. However, I am a
professional mathematician, and I do feel qualified
to analyze the numbers and the projected
efficiency. And that is why the Board of
Selectmen and I have recommended the optimum of the
amount of $578,500 to support our choice for the
Police Station as the optimum location of the
Consolidated Dispatch Center. Thank you.

THE MODERATOR: Okay, discussion on this
article.

Mr. Dufresne. Or, on the line item.

MR. DUFRESNE: Adriene Dufresne, precinct 2.

I commend the Board of Selectmen on their
decision to save a few bucks. I’m kind of a
conservative myself. However, I would like to vote
zero for this $700,000.

At the last Town Meeting this board or
this body kind of indicated that the Fire Station
was a preferred site. I’m quite familiar with the
operations of the Police Department. I do know
that we put a substantial addition on the Fire
Department, with a reserved space on the third
How it costs $700,000 to take an existing facility which has the antennas, it has the parking -- we just bought some additional parking space on King Street to increase the potentials for that particular location. How it can cost $700,000.

Now, I’m not an expert, but I got a pretty good eye for size, and anyway my motion is vote zero. I don’t know where they’re getting the money for these studies, but evidently this is like the third or fourth study on a consolidated –

FROM THE FLOOR: Can’t hear you.

MR. DUFRESNE: Huh?

THE MODERATOR: They’re just having trouble hearing you, that’s all.

MR. DUFRESNE: I didn’t hear that.

THE MODERATOR: They were saying they’re having trouble hearing you.

MR. DUFRESNE: Oh. I don’t know where the money is coming for all these studies that we’ve been having, but, you know, add that into the cost.

But anyway, I think if we vote zero, let them go back to the drawing board and take a re-
analysis of that facility at the Fire Station, which has the antenna, which has the parking, which has the additional space necessary. And it’s vacant. It’s a weight-lifting room. And as far as I’m concerned, I have a heartburn when I think it’s going to cost $700,000 to put a communications center in that location.

My motion is to take out 700,000.

THE MODERATOR: Okay. So it’s actually we’re going to strike – the main motion is the $578,500. So it’s to zero out the Consolidated line.

Discussion on the amendment. Ms. Lichtenstein.

MS. LICHTENSTEIN: Leslie Lichtenstein, precinct 8.

I also applaud the Selectmen for trying to save us some money. However, my old grandmother used to say you get what you pay for.

I don’t know how many people have been to the Cape Cod Commission’s website, but they have a beautiful tool. You can plug in your address anywhere on the Cape and see where the flood plain is around you and where the water will be in any
hurricane situation 1 to 5. Okay? I suggest you plug in the Police Station and see what’s there. We’re going to put something in a cellar, folks. I mean, come on. You don’t put something in a cellar. We’re talking about raising things.

I’m not sure where it should be. I think it should be up, definitely, not down.

Thank you.

THE MODERATOR: Okay, Mr. McNamara.

[Applause.]

THE MODERATOR: Let’s go.

Mr. McNamara.

MR. MCNAMARA: Matt McNamara, precinct 7.

I certainly agree with Mr. Dufresne’s motion, here.

Now I’m fearful that we may have arrived at this juncture as the result of, to put it kindly, some level of lack of skill, with maybe a mixture of arrogance, and a bit of spite added in, as well.

The first plan for Gus Canty was $50,000. And we’ve talked about planning money, we’ve talked about construction money. $50,000. It mushroomed
up to a million dollars. You’re all applauding the Selectmen for saving us to get us back to $578,000; I don’t see any applause there at all, because what was $50,000 is almost now $600,000.

Now, this is after three consultants and eight reports just for the facility improvements.

Now, the last Town Meeting action was I think further than just support of the communication - the Consolidated Communication Center. Mr. Putnam’s amendment was $75,000 for the Fire headquarters.

In terms of what happened to the critical component of neutrality, was it neutrality as long as it isn’t at the Fire Headquarters? Because now we’re at the Police headquarters and neutrality didn’t have a whole lot to do with it.

What are the real goals? Now, we’ve talked about supporting consolidated communication. The real goals were cost savings, $100,000 a year, we’re hearing right now. I think we’ve probably zeroed out that cost savings by all these consultants that we’ve hired.

Quite frankly, five years from now the equipment that we buy will probably be as obsolete,
as we know the way new equipment goes.

But the real issue was we do have obsolete and unsafe equipment. We’ve already appropriated $755,000 to replace that equipment. I think it’s time to move on, make this community a bit safer, replace the equipment and leave everything where it is.

[Applause.]

THE MODERATOR: Mr. Putnam. Mr. Putnam.

MR. PUTNAM: Brent Putnam, precinct 9.

I have a question for the board or for whomever can answer this. The difference between the Police station and the Fire station locations, or what I heard was about $150,000, and I’m wondering if someone can please provide a breakdown as to why it’s $150,000 cheaper at the Police station than at the Fire station.

THE MODERATOR: Okay. We’ve got a presentation here. Mr. Suso.

MR. SUSO: Thank you, Mr. Moderator, Julian Suso, Town Manager.

I do have a few PowerPoint slides with some background information that hopefully will be
of assistance to Town Meeting.

This is some recent history. Previous votes. The Board of Selectmen authorized the organization plan for a Consolidated Communications in November, 2014. This Town Meeting authorized funding for the equipment in November, 2014; that’s the $755,000. You authorized that of course for Consolidated Dispatch. If you choose to abandon that plan, you need to set aside more money to afford a dispatch which is stand alone and inefficient. The inefficiency will continue; we’ll need more money for the luxury of that decision.

Town Meeting also in April – November, 2014, authorized initial facilities funding. Back in your April Town Meeting you authorized the new Consolidated Dispatch positions. We gave you the staffing plan for Consolidated Dispatch, which you approved, and the position descriptions.

Also in April you authorized additional preliminary funding for the facility that was $75,000, as has been referred.

I do want to clarify one item. It was erroneously suggested that someone – I’m not sure
who - proposed $50,000 in funding for the Gus Canty
Community Center; that was never the case. It was
$250,000, and certainly the record reflects that.

But we’re beyond that point. That was a
neutral site and we’re now looking at Police and
Fire as the two alternatives.

A study of locations in Fire and Police
Departments. The architectural assessment of
space to meet the modern Consolidated Dispatch
Center needs, that was done by Kaestle Boos. We
have a representative of those architecture with us
tonight. The architectural firm is with dedicated
experience in public safety design and including
the design and construction of multiple dispatch
facilities. The lead architect is Michael McKeon.

The CAD and telecommunications radio
assessment was the second consulting analysis done
since your last meeting. That was by IXP
Corporation. There’s also a representative of
that corporation here this evening. They’re the
industry leader in CAD facilities design. They
manage and operate facilities nationally, and as I
noted there’s a representative here this evening.

Moving along to summaries of the study by
Kaestle Boos, the architect. Again, this was the only architect that looked at these two facilities. Any suggestion that we had dueling architects or multiple architects is based on misconception.

Proposed location. This is to quote Kaestle Boos’ architect. This is a quote from their study, which has been placed on the website some time ago. First looking at the third floor of the Falmouth Fire headquarters. This option is a very inefficient solution to meeting the program. The available space is very irregular in shape. Even though there’s more space available than needed, the shape requires excessive circulation. Circulation is required to be through the training room, limiting the free use. Potentially expensive vibration and sound isolation materials will be required because of the adjacent noisy and non-attenuated mechanical equipment installations on the third floor.

Access to the mechanical equipment must be through the occupied space, complicating maintenance.

The dispatch layout is not a preferred layout because of adjacencies and sight lines. An
existing bathroom must be demolished to provide adequate space for dispatch. The administrative office is not readily accessible because of the elongated space. Kaestle Boos, the professional architect, has a cost estimate of $729,300.

And the next slide indicates the layout again. This is on the Town website, which shows the elongated space on the third floor and the inefficiencies to which Kaestle Boos has referred, driving the cost up an additional $150,000.

Moving onto the next slide.

They looked at the lower level of Falmouth Police headquarters. And I need to take a moment to correct yet another misconception. The Falmouth Police Department building is not in the flood plain. It is not in the velocity zone. None of the floors in the Police station are in harm’s way for any flood ways, for any maps in Town Hall, and anyone is free to inspect those. So that misconception should be abandoned.

Quoting Kaestle Boos on the lower level of the Falmouth Police headquarters, this option is the most cost-effective renovation solution for meeting the program. Also, the available space is
regular in shape, it is easily renovated for this use, it’s separated from the public traffic, the existing training room on the main level can be utilized if more space is required for the server or break rooms. However, it needs to be made accessible, which can be easily done. The sanitary line extension is right below the slab on the left-hand side.

The cost estimate to do this job properly is $578,500, and that’s from Kaestle Boos.

Next slide will show you the physical layout proposed. Again, this has all been on the Town website since this was presented to the Board of Selectmen and shows the efficient layout of the four dispatch stations all being adjacent to them in the upper left-hand corner.

Next slide.

The proposed location in the lower level of the Falmouth Police headquarters was adopted by the Board of Selectmen as Chairman Jones noted on October 19th, 2015.

Two more slides.

IXP Corporation did a radio communication assessment. Much has been made about the
locations of the antennas. That is not a significant issue, as IXP has determined – and again, we have a representative here tonight – the Falmouth Fire primary dispatch communications radio system hardware could be re-used and re-located to Police headquarters without the need for any elevated tower structure.

The roof-mounted Yagi antennas are all that would be required to establish a link to the state-wide radio system. This is the same type of antenna the Police Department currently has mounted on their building roof.

Next slide.

Again, IXP radio communications assessment, quoting that telecommunications consultant: the tower located at the main Fire Department building supports a city legacy radio equipment, city wireless network and a wireless alarm system. If continued connectivity to these systems is required, there are multiple ways to connect back to the tower. This is the 21st Century. These solutions include dedicated leased phone company cable, point to point ethernet radios, or the two items that are already in place:
utilize the city’s wireless network and the existing Town fiber network. Already in place, already fully functional.

And that’s a summary of the physical items. I do have a couple other slides which, if Town Meeting needs to see them if additional issues come up, I’d be prepared to summarize those as well. Thank you, Mr. Moderator.

FROM THE FLOOR: [Inaudible.]

THE MODERATOR: What? Yeah, we’re getting close. Let’s keep on the article, here. Mr. Netto.

MR. NETTO: [No mic:] I’d like to make a motion.

THE MODERATOR: Let’s get there, first. MR. NETTO: [No mic: inaudible.]

THE MODERATOR: I know. It’s not eleven o’clock, yet.

So who’s my next speaker on this one?

Mr. Murphy. Mr. Murphy.

MR. MURPHY: I’m a little disappointed tonight because this Capital Plan is the Board of Selectmen’s Capital Plan and Doug is the first one we’ve heard from tonight from the Board of
Selectmen to be able to justify each and every one of these items. They know the inner workings and how they came to this point. They need to be able to explain that to you and I’m disappointed they have not done so.

What I want to do is explain something to you about what Mr. McNamara suggested, that we put – leave our freestanding Police and leave our freestanding Fire Department.

How we got to this point was in 2013 we had a workshop. And in case people don’t understand, what we’re trying to do is save dispatch for people in this community. Because if Falmouth does not save its own dispatch, the state, the county, which is actively pursuing taking over our dispatch, or the Sheriff’s Department will take over our dispatch.

What needs to happen in public safety as we move forward is that we need to have both the Police and the Fire Department in the same room, because there’s repetitive action that happens on a call. They need to be able to be in that room. And that’s actually what we found out in that workshop in 2013.
So we had three ways to proceed down the road. One was go to the Sheriff’s Department, who has a state-of-the-art facility. But unfortunately, if you call the Sheriff’s Department you may not get somebody who knows Falmouth like our current dispatchers in the Police and Fire Department do.

The county, which is supported by most chiefs of police and most fire chiefs as coming up with a central dispatch, also you may not get someone from Falmouth who knows Falmouth. Falmouth is a large enough community where we can have the economies of scale, but also have the best services by combining a dispatch.

Let’s not get caught up and put our heads in the sand. We need to combine the dispatch. It would be good to say, “Well, you know, the Police Department has their turf war and the Fire Department has their turf war.” It’s not about either of their turf wars. It’s about each and every one of us getting our best bang for the buck. Getting a dispatch system that is actually going to work and work properly, for both a medical and a public safety issue at the same time.
Darn, Folks, we have an opportunity now.

If we don't make this opportunity now, in two years, when we're still squabbling about it, the state is going to come in and mandate us do something. And they may mandate us to go to the Sheriff's Department or the County.

I urge you to vote for this article.

THE MODERATOR: Back left. I can't see where you're behind - yeah, there we go. No, no, Ms. Mattison-Earls, we need a microphone first, please. I couldn't see you behind Mr. [Inaudible].


I've been listening for a long time to people nay-saying, and we've had reports here - I don't know why you didn't present those slides to start off with, so that some of us who don't know who made decisions could see the actual numbers and the recommendations of experts.

We are not experts in communication systems, unless that's our job. We need this. It's time somebody spoke in favor of the recommendation of the Selectmen to go ahead with
this process. We’ve needed it for a year or more, now. It’s only going to get more expensive.

Somebody mentioned spite, and I do believe there’s a lot of spite in this room, and it’s not necessarily from the people up front.

FROM THE FLOOR: Vote.

THE MODERATOR: Okay, Ms. Putnam.

MR. NETTO: Mr. Moderator.

THE MODERATOR: Wait a minute. It’s not eleven o’clock yet.

Ms. Putnam. Quickly, with the mic over there.

MS. PUTNAM: Rebecca Putnam, precinct 9.

I’m not sure how many of you in this room have needed to call an ambulance. In August, I had chest pain heading back over the Bourne Bridge, driving home. And my husband will tell you I am not one to pull over and dial 9-1-1. I dialed 9-1-1 at the Beach House parking lot and I was directed to County. It took them ten minutes to route me to Falmouth’s dispatch. Once Falmouth’s dispatch got my 9-1-1 call for my chest pain, that ambulance was there within two minutes.

I think that we really need to consider
why we are not consolidating this dispatch. Because, when you consolidate that dispatch, your call is going right to our Town’s dispatch, and someone needing that assistance quickly for something like chest pains, a stroke, those are major health concerns –

THE MODERATOR: Okay –

MS. PUTNAM: - so I would say we need to consider voting this.

THE MODERATOR: Okay, the hour has reached eleven o’clock.

FROM THE FLOOR: Vote, vote, vote.

THE MODERATOR: We are in the middle of the full Capital Budget, so obviously we’re not voting on that. And, in honor of the teller in the third division George Hampson, this meeting will stand in recess until seven o’clock tomorrow for a Special Town Meeting, and then we will reconvene the Annual after the Special.

[11:00 p.m, whereupon, meeting adjourned.]
CERTIFICATE

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE, SS

I, Carol P. Tinkham, a Professional Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the foregoing is a true and accurate record of Falmouth Annual Town Meeting, taken by me on Monday, November 9, 2015. To the best of my ability the within transcript is a complete, true and accurate record of said Town Meeting.

In witness whereof, I have hereunto set my hand and Notary Seal this 13th day of January, 2016.

Carol P. Tinkham, Notary Public
My Commission Expires:
April 21, 2017

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