

Vol. One
171 pages

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.

Tinkham Reporting Service
Buzzards Bay, MA 02532
(508) 759-9162
caroltinkham@gmail.com

A N N U A L T O W N M E E T I N GI N D E X

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

A N N U A L T O W N M E E T I N G**I N D E X**

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

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

1 P R O C E E D I N G S

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

6 [Pause.]

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

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

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

20 [Pause.]

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

23 MR. NETTO: 50.

24 THE MODERATOR: 50.

1 In the third division, Mrs. Long?

2 MS. LONG: 58.

3 THE MODERATOR: 58.

4 In the second division, Mr. Dufresne?

5 MR. DUFRESNE: 96.

6 THE MODERATOR: 96.

7 MR. DUFRESNE: Mr. Moderator.

8 THE MODERATOR: Yes, Mr. Dufresne.

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

11 THE MODERATOR: Okay.

12 MR. DUFRESNE: [Inaudible.]

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

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

23 So we have a counted vote of 204, and we
24 have a quorum and I call the Annual Town Meeting

1 into session.

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

5 [Colors presented.]

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

8 [Pledge of Allegiance taken.]

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

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

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

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

22 We ask you to watch over and protect our
23 families, our community, our nation and our world.
24 May your gifts of peace become a reality for all.

1 Amen.

2 I'm going to ask that Town Meeting remain
3 standing in honor of those who have passed since
4 our last meeting, especially George Hampson.

5 George was a pillar of our community.
6 His love for science, the government, the
7 environment and Falmouth was contagious. George
8 was a substantial man in both his kind nature and
9 his love for others. Town Meeting holds George's
10 family, including his wife Barbara, in our thoughts
11 and prayers.

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

15 [Pause.]

16 THE MODERATOR: You will notice that,
17 tonight and tomorrow night, there's a bouquet of
18 flowers in George's seat. Thank you, Deb Rogers.

19 If anyone would like to leave a message
20 for the Hampson family, feel free to bring it
21 tomorrow night and place it on the seat and we'll
22 collect them and distribute them after the meeting.

23 At this time, would the Brian Baru Band
24 please play Amazing Grace.

1 [Amazing Grace played.]

2 [Moment of Silence.]

3 THE MODERATOR: Colors post.

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

7 [Applause.]

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

12 But, before that, I want to announce that
13 this year's turkey drop-off day for the Falmouth
14 Service Center will be Sunday, November 22nd, from
15 12:00 to 4:00. They need turkeys and all the
16 fixings, and helpers to put the baskets together.
17 Just come on down and volunteer for an hour or two.

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

20 CLERK PALMER: Will the following people
21 please stand: Douglas Jones, Eric Turkington,
22 Victoria Lowell, Judith Fenwick, Catherine O'Brien
23 Bumpus, Weatherly Barnard Dorris, Peter Clark, Ron
24 Zweig, Holly Wilson, Karen Bissonnette, Judith

1 Magnani, Alice Dufresne, Judith Rebello, James
2 Nidositko, Sandra Cuny, Barbara Kannellopoulos,
3 Adrian Dufresne, Susan Smith, James Marnell, Laura
4 Lorusso Peterson, Catherine Ravens, Rose Mase,
5 David McDonald, Cheryl Williams, Walter Crotty,
6 Anne Rosenthal, Carol Strojny, Thomas Walrath,
7 Martha Gillis, Helen Kennedy, Linda Tobey, Kelly
8 Taranto, Priscilla Moor, Helen Martin, Mary
9 Alwardt, Melissa Keefe, Michael Martin, Brian
10 Keefe, Leonard Johnson, Charles McCaffrey, Peter
11 Nielsen, Nancy Hayward, Mary Harris, William Dynan,
12 James Callahan, John Elliott, John Bearce, Michael
13 Duffany, Brenda Swain, Martha Asendorf, Paul
14 Sellers, Mary Pat Flynn, Daniel Shearer, Charles
15 Eastman, Robert Antonucci, Douglas Shearer, Peter
16 Cook, Matthew Patrick, Mary Swain, Brendan Smith,
17 Wayne Lewis, John Collins, Barry Panish, Jacques
18 Tompkins, Carter Hunt, Damian Malgeri, Sheryl
19 Kozens Long, Ron Smolowitz, James Cummings, Jay
20 Zavala, Karen Schwalbe, Scoba Rhodes, Stephen
21 Walsh, Barbara Milligan, Kara Koslowsky, Joseph
22 Netto, Joseph Martinho, Susan Augusta, William
23 Peck, Todd Duffany, Phyllis Day, Brent Putnam, Gina
24 Webber and Kenneth Medeiros.

1 Please all stand, raise your right hand
2 and repeat after me.

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

10 Congratulations.

11 [Applause.]

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

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

24 CHAIRMAN JONES: Mr. Moderator, I move

1 to dispense with the reading of the warrant, except
2 for the officer's return.

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

6 [Aye.]

7 THE MODERATOR: All those opposed, no.

8 [None opposed.]

9 THE MODERATOR: The ayes have it
10 unanimous.

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

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

22 At this time the Chair would entertain a
23 motion for non-Town Meeting Members to sit up front
24 with their respective boards and committees.

1 FROM THE FLOOR: Moved.

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

4 [Aye.]

5 THE MODERATOR: All those opposed, no.

6 [None opposed.]

7 THE MODERATOR: The ayes have it
8 unanimous.

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

13 FROM THE FLOOR: So moved.

14 THE MODERATOR: So moved.

15 All those in favor, signify by saying
16 aye.

17 [Aye.]

18 THE MODERATOR: All those opposed, no.

19 [None opposed.]

20 THE MODERATOR: The ayes have it
21 unanimous.

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

24 MR. DREYER: Mr. Moderator, my name is

1 Paul Dreyer, Clerk Secretary of the Planning Board
2 and a Town Meeting Member, Precinct 2.

3 FROM THE FLOOR: Can't hear you.

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

8 MR. DREYER: I'd like to restate
9 [inaudible] Planning Board.

10 THE MODERATOR: Yes, into the mic.

11 MR. DREYER: In accordance with Chapter
12 40A, Section 5, Massachusetts General Law, and
13 Article 43 of the Falmouth Zoning Bylaw, a public
14 hearing was held on September 29th, 2015, on
15 Articles 3, 11 and 14 --

16 FROM THE FLOOR: Can't hear you.

17 MR. DREYER: In accordance with Article
18 40A, Section 5, of Massachusetts General Law,
19 Article 43 of the Town of Falmouth Zoning Bylaw, a
20 public hearing was held on September 29th, 2015, on
21 Articles 3, 11 and 14 for the Fall 2015 Annual Town
22 Meeting, and all those who wished to speak were
23 heard. Thank you.

24 THE MODERATOR: Thank you.

1 At this time, if you'd turn to the back
2 cover of your warrant book, we'll go over briefly
3 the simplified Rules of Town Meeting.

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

10 Only Town Meeting members may vote.

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

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

23 Motions and Amendments. Motions and
24 Amendments may be made only by Town Meeting

1 Members.

2 Two amendments will be accepted on any
3 article.

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

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

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

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

22 Our Hours of Operation: first night seven
23 o'clock; subsequent nights will be seven o'clock,
24 and we'll close at 11:00 p.m. unless a motion to

1 continue is made and approved by a two-thirds vote
2 of Town Meeting Members.

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

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

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

22 FROM THE FLOOR: Hold.

23 THE MODERATOR: Hold.

24 Article 3, this is a Flood Zone overlay

1 district. There's a hold.

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

7 FROM THE FLOOR: [Inaudible.]

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

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

14 THE MODERATOR: Article 5, that's the \$2
15 million for the Energy Management Services
16 Contract.

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

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

23 Article 8, to raise and appropriate
24 \$300,000 and transfer the amount of \$615,000 from

1 Certified Free Cash for supplemental funding of the
2 Fiscal '16 budget.

3 FROM THE FLOOR: Hold.

4 THE MODERATOR: Hold.

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

12 Article 10 is to transfer the amount of
13 \$403,860 from Certified Free Cash for funding non-
14 capital projects.

15 FROM THE FLOOR: Hold.

16 THE MODERATOR: Where's the hold?

17 Where's the hold? Yes.

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

22 FROM THE FLOOR: Hold.

23 THE MODERATOR: Article 12. This is
24 to authorize the Board of Selectmen to enter into

1 and execute on behalf of the Town an easement for a
2 term of years for the construction and production
3 of ground mounted solar voltaic arrays on the
4 former Town landfill.

5 FROM THE FLOOR: Hold.

6 THE MODERATOR: Sometimes the blanket
7 helps us.

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

12 FROM THE FLOOR: Hold.

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

16 FROM THE FLOOR: Hold.

17 THE MODERATOR: Article 15.

18 FROM THE FLOOR: Hold.

19 THE MODERATOR: Hold.

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

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

24 FROM THE FLOOR: Hold.

1 THE MODERATOR: Article 18 --
2 FROM THE FLOOR: Hold.
3 THE MODERATOR: -- is a hold.
4 Article 19 --
5 FROM THE FLOOR: Hold.
6 THE MODERATOR: -- is a hold.
7 Article 20 --
8 FROM THE FLOOR: Hold.
9 THE MODERATOR: -- is a hold.
10 Article 21, vote to approve the following
11 non-binding resolution regarding divestment of
12 Massachusetts public pension funds from fossil fuel
13 companies.
14 FROM THE FLOOR: Hold.
15 THE MODERATOR: Hold.
16 Article 22, to approve the following
17 resolution regarding mandatory recounts of Town
18 Meeting.
19 FROM THE FLOOR: Hold.
20 THE MODERATOR: Hold.
21 Article 23 --
22 FROM THE FLOOR: Hold.
23 THE MODERATOR: 24?
24 FROM THE FLOOR: Hold.

1 THE MODERATOR: 25?

2 FROM THE FLOOR: Hold.

3 THE MODERATOR: 26? Article 26. Vote
4 to appropriate the sum of \$160,580 from the Fiscal
5 '16 Community Preservation Estimated Receipts to
6 rehabilitate Goodwill Park playground and comply
7 with ADA.

8 FROM THE FLOOR: What number is that?

9 THE MODERATOR: That's Article 26.
10 Article 27, a vote to transfer the sum of
11 \$57,500 to fund the rehabilitation of the North
12 Falmouth Elementary School playground and to comply
13 with ADA?

14 Article 28, to appropriate the sum of
15 \$20,220 from Estimated Receipts for the Falmouth
16 Athletic Field Demand Use Assessment to evaluate
17 existing athletic fields for use and demand.

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

22 Article 30, to appropriate the sum of
23 \$16,000 from the Estimated Receipts to purchase and
24 install beach gates at two existing entrances at

1 Bristol Beach.

2 FROM THE FLOOR: Hold.

3 THE MODERATOR: Hold.

4 Article 31, to appropriate the sum of
5 \$53,000 from the Estimated Receipts to partially
6 fund preparation of plans, specifications and
7 estimates for permitting and construction of the
8 Shining Sea Bikeway Phase One rehabilitation
9 project.

10 Article 32, to appropriate the sum of
11 \$22,050 from the Estimated Receipts to purchase and
12 install approximately 35 recreational bike racks in
13 prioritized locations throughout the town.

14 Article 33, to appropriate the sum of
15 \$10,000 from the Estimated Receipts to develop an
16 environmental baseline assessment and feasibility
17 study for public access improvements for Shivericks
18 Pond.

19 Article 34, to appropriate the sum of
20 \$40,000 from the estimated revenues to the Falmouth
21 Housing Authority's Housing Stabilization Program.

22 Article 35, to appropriate the sum of
23 \$85,000 from the estimated revenues to the Housing
24 Assistance Corporation to fund the historic

1 rehabilitation of windows at 294 Old Main Road.

2 Article 36, to appropriate the sum of
3 \$50,000 from the estimated revenues to partially
4 fund the repair and replacement of the Falmouth
5 Country Club Golf Course irrigation system.

6 FROM THE FLOOR: Hold.

7 THE MODERATOR: Hold.

8 Article 37, to transfer the sum of
9 \$208,605 from Article 41 of the November, 2013
10 Annual Town Meeting for Historic Preservation
11 capital improvements at the structure at 20 Academy
12 Lane.

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

17 Article 39, vote to transfer the sum of
18 \$2,275,000 from the Community Preservation
19 Undesignated Fund Balance to the Open Space Reserve
20 Account to fund conservation, land acquisition,
21 debt service payment obligations beyond Fiscal
22 2020.

23 Article 40, that the town authorize the
24 Board of Selectmen to execute a declaration of

1 restrictions to be recorded in the Registry of
2 Deeds restricting for a term of 30 years a portion
3 of the Town-owned structure at Academy Lane known
4 as Lawrence Academy.

5 FROM THE FLOOR: Hold.

6 THE MODERATOR: Is somebody holding that
7 one? Oh.

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

10 Article 4. Article 5.

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

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

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

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

16 Article 16.

17 Article 17 is a hold. Article 18 is a

18 hold. Article 19 is a hold. Article 20 is a

19 hold. Article 21 is a hold. Article 22 is a

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

21 hold. Article 25 is a hold.

22 Article 26. Article 27. Article 28.

23 29.

24 Article 30 is a hold.

1 Article 31. Article 32. Article 33.

2 Article 34. Article 35.

3 Article 36 is a hold.

4 Article 37. Article 38. Article 39.

5 FROM THE FLOOR: Can I hold that.

6 THE MODERATOR: 39?

7 FROM THE FLOOR: Yes.

8 THE MODERATOR: Article 40 is a hold.

9 Madame Chairman for the main motion.

10 Do I have a point of order or something?

11 No, okay.

12 Madame Chairman for the main motion.

13 CHAIRMAN VOGEL: Mr. Moderator, I move
14 that all articles that have been passed and not
15 held be and hereby are adopted as recommended as
16 the official action of this meeting, and that the
17 necessary monies for the same shall be raised and
18 appropriated or as otherwise specified.

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

22 [Aye.]

23 THE MODERATOR: All those opposed, no.

24 [None opposed.]

1 THE MODERATOR: The ayes have it
2 unanimous.

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

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

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

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

13 And Brendan Lyons on my left. So thank
14 you.

15 [Applause.]

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

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

21 THE MODERATOR: Okay, as recommended.
22 This is to hear reports. I have quite a few
23 committees, here, and I'll start with the
24 Affordable Housing Committee.

1 MS. WILSON: Good evening. I'm Holly
2 Wilson. I'm the chair of the Affordable Housing
3 Committee for the Town of Falmouth.

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

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

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

21 Right now, I'd like to introduce Anne
22 Connolly, Executive Director of the Falmouth
23 Housing Trust, Incorporated, our town's local
24 workforce housing nonprofit organization. The

1 Falmouth Housing Trust recently finished a
2 collaborative project with Town of Falmouth at St.
3 Mark's Road in Teaticket. This project produced
4 three affordable home ownership units that were
5 added to our subsidized housing inventory and sold
6 to qualified working Falmouth families.

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

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

12 I have a lot of slides. I'm not going
13 to talk about them all. I'm going to skip through
14 them.

15 So, next slide.

16 This is the site which you're all
17 familiar with, I'm sure.

18 Next slide.

19 People always ask: why that parcel?
20 Pretty easily, it was listed by our Town Planner
21 Brian Curry as endorsed for disposition,
22 unrestricted use for housing. It's a flat, one
23 acre parcel. It's buildable. It has public
24 utilities and roads and of course it was already

1 densely settled and a residential neighborhood.

2 Next slide.

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

6 Next slide.

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

10 Next slide.

11 We were awarded the project in October of
12 2012.

13 Next slide.

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

22 The second piece of the permitting is an
23 application to the Zoning Board of Appeals. The
24 Housing Trust was the only applicant and again the

1 onus is on the applicant to prove that the project
2 provided public benefit. Which of course it did.

3 Next slide.

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

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

16 Next slide.

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

1 Next slide.

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

6 Next slide.

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

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

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

24 We annually monitor to insure that the

1 resales of the units are done with qualified
2 buyers, and of course that the housing cost burdens
3 do not exceed 30 percent of annualized income. If
4 anyone's housing costs exceed 30 percent of their
5 annualized income, we would call you cost burdened.

6 Next slide.

7 This is our income, our inflows.

8 Next slide.

9 Our expenses.

10 Next slide.

11 These are our final numbers. We got a
12 2.68 percent profit on the total development, which
13 is not great, but it's also still in the black,
14 which is exciting. Out of that number we will
15 engage a certified public accountant who's approved
16 by the Department of Housing and Community
17 Development and conduct a final cost certification.

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

21 Next slide.

22 These are my project team members and
23 they were amazing. They were in the trenches with
24 me six years ago when we started it, and they got

1 us really through to the finish line. I'm not
2 going to name them all, but read them, please.

3 Next slide.

4 Important things to note. The average
5 per unit affordable housing costs for Barnstable
6 County is \$305,000. Our per unit cost was
7 \$223,332. So we do it for a lot less. Our per
8 square foot price was 164,030. The houses sold
9 for 185. They're all deed restricted as
10 affordable and there's our profit again.

11 Next slide.

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

18 We utilized local foundation and grant
19 support. We also had some very generous and kind
20 donations from Michael Duffany and Joe Martinho,
21 who's not here tonight. And we adhered to a very
22 strict construction schedule once our permits were
23 in place.

24 Next slide.

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

3 Next slide.

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

11 What's next?

12 Next slide.

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

15 Next slide.

16 That's it. Thanks so much. That's us.

17 And if you have -

18 [Applause.]

19 MS. CONNOLLY: Thank you. Just one
20 more quick thing. If you want to look at any of
21 those slides that I breezed through so quickly
22 because nothing was held tonight - I mean every
23 thing was held tonight - it's available on our
24 website on our home page at

1 www.falmouthhousingtrust.org.

2 Thanks so much.

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

5 MR. VIEIRA: Thank you, Mr. Moderator.
6 Good evening, I'm Jim Vieira, the Chairman of your
7 Counsel on Aging, and with me tonight are Doug
8 Jones, Chairman of the Board of Selectmen, and Alan
9 Jacobs, Chairman of the School Committee.

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

22 Included in the final report is a
23 recommendation for the building size based on our
24 program needs, potential conceptual floor plans,

1 building footprint and orientation for each
2 location, a traffic study and some preliminary
3 building and operational cost estimates.

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

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

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

1 tonight.

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

7 We will also need to determine the size
8 of the new building by continuing the discussion of
9 the present and future needs of our seniors. We
10 will also need to - the - excuse me.

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

17 As the vision for the new center
18 develops, it is critical that we continue to engage
19 the community. At the April, 2016 Town Meeting we
20 hope to have an article before you to transfer
21 jurisdiction of the proper acreage from the School
22 Committee to the Board of Selectmen, as well as an
23 article for the appropriation for design and
24 construction.

1 A ballot vote at the May, 2016 election
2 would follow.

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

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

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

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

20 [Applause.]

21 THE MODERATOR: Next I have the
22 Community Preservation Committee.

23 CHAIRMAN CARMICHAEL: Good evening, my
24 name is Virginia Carmichael, and I'm the current

1 chair of the Community Preservation Committee.

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

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

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

22 Next slide.

23 That just repeats what I said.

24 Next slide.

1 This is a pie chart showing the
2 distribution of Community Preservation Fund
3 revenues since the beginning. So the green is
4 Land Bank Debt. Some people say they wish we
5 still just had the Land Bank Debt instead of the
6 Community Preservation Committee, but you see we're
7 still spending an enormous proportion of the annual
8 revenues for open space, for Land Bank Debt: \$22
9 million in the first ten years, and we have eight
10 million more to go.

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

20 Next slide.

21 So, over the first ten years of the
22 history of the Community Preservation Committee,
23 the fund has dispersed \$17 million in support of
24 120 projects throughout Falmouth, and paid down \$22

1 million in Land Bank Debt.

2 Next slide.

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

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

12 Is it appropriate to take questions?

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

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

18 THE MODERATOR: Why don't we go on with
19 the video.

20 MS. CARMICHAEL: Okay.

21 So I would like to now to introduce Tom
22 Stone, who is the president of the 300 Committee
23 Land Bank Trust. The Community Preservation Fund
24 has supported a number of these projects, but

1 certainly not all of them.

2 MR. STONE: As she said, my name is Tom
3 Stone; I'm the current President of the 300
4 Committee, recently elected this July. And Bob, I
5 think, has a video for me. I'll just introduce it
6 by saying that this -

7 [Video starts playing.]

8 MR. STONE: Here we go.

9 [Video plays.]

10 [Applause.]

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

18 I thank the C.P.C., Town Meeting Members,
19 300 Committee Members and donors as well, the Town,
20 Town Meeting, as we have protected over 2300 acres
21 since 1985. And you can also see the video on our
22 Facebook page or on our website, thank you.

23 THE MODERATOR: Okay, thank you.

24 [Applause.]

1 THE MODERATOR: Next I have the Solid
2 Waste Advisory Committee.

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

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

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

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

23 Virginia Greg prepared a display which
24 there wasn't room for in the lobby this evening, so

1 perhaps there will be room for it next - tomorrow
2 night, where she'll answer your questions about
3 what you can and should not put in you recycle bin.

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

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

20 It's particularly important to keep toxic
21 materials out of our trash. Materials like
22 mercury. So, please take your fluorescent light
23 bulbs and other items containing mercury and other
24 toxic materials to one of our four regional

1 household hazardous waste collections. Or you can
2 take florescent light bulbs and mercury-containing
3 items to the waste management facility on Thomas
4 Landers Road where they will accept them for no fee
5 and no permit required.

6 And I'll now turn this over to Linda.

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

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

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

22 I'm just going to leave you with a few
23 things maybe to repeat. Our trash that goes to
24 Bourne, we pay per ton to dispose of it. So that,

1 if we can keep that trash down, if we can recycle
2 more and trash less, so to speak, then it costs us
3 less, the taxpayer. So that's why we really need
4 to recycle right and we need to recycle often.

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

10 And who's doing the IT here?

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

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

20 So, if you forget a lot of things, just
21 remember one thing: keep plastic bags out of the
22 recycling bin. Thank you.

23 THE MODERATOR: Okay. The School
24 Department. School Committee.

1 [Applause.]

2 MS. TAYLOR: Thank you, Mr. Moderator
3 and Town Meeting Members for this opportunity to
4 address you. I'm Nancy Taylor; I'm the interim
5 superintendent of schools.

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

13 THE MODERATOR: Thank you.

14 [Applause.]

15 THE MODERATOR: Marine and
16 Environmental Services?

17 MS. KARPLUS: Hello, I'm Sia Karplus,
18 Technical Coordinator for the Water Quality
19 Management Committee.

20 The Little Pond Shellfish Demonstration
21 Project is a collaboration with the Division of
22 Marine and Environmental Services, the Water
23 Quality Committee and, most importantly, the
24 community as a whole.

1 As you will see in this short, two and a
2 half minute, video, it is a hugely successful
3 project. And this video will say more in pictures
4 than I could ever say in words about how terrific
5 this project is. And I want you all to stay tuned,
6 because we'll be back in spring with some more
7 information.

8 [Video played.]

9 [Applause.]

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

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

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

23 The current combined Historical
24 Commission and GIS Project now underway to convert

1 the Commission's building documentation from paper
2 to digital format and place those structures on the
3 Town's GIS overlay will allow anyone with access to
4 a computer to research these archival files.

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

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

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

16 [Applause.]

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

21 [Applause.]

22 THE MODERATOR: Any other reports?

23 MR. GROSS: This be okay? I'm Ed
24 Gross, I'm Vice Chairman of the Bikeways Committee,

1 former Chairman. And I want to report to you on
2 the planning process that we're involved in, and to
3 update you.

4 The Bikeways Committee was founded just
5 40 years ago and chartered to do among other things
6 inform the town and advise the town on means to
7 improve bicycling. That work was very simple up
8 until the last decade because we had limited
9 facilities and limited roads in use.

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

23 It took about three years to figure out
24 how to do that. We made a number of false starts

1 on plans and couldn't quite get there, but about a
2 year and a half ago, when I was still chairman, I
3 discovered that the Cape Cod Commission would
4 extend itself and some very knowledgeable planners
5 to help us frame a plan.

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

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

16 On September 2nd there was a meeting that
17 many of you no doubt came to. It was a public
18 meeting to review the plans, review the items in
19 the plan, and get public input on them. At this
20 point, the Bikeways Committee is trying to
21 integrate and re-rank the projects proposed in the
22 plan in order to bring them into greater compliance
23 or greater alignment with the will of the people
24 who attended that meeting. The 110 or 150 or so

1 people who expressed themselves quite vigorously,
2 much to our surprise, about what they think is
3 helpful and what will attract people.

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

11 Somebody called it recently "the new
12 golf". It may be better, I don't know. It
13 doesn't cost as much.

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

24 The Bikeways Committee itself deserves

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

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

12 [Applause.]

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

22 And then the Committee had a motion and
23 the vote was unanimous, 8 to zero, to immediately
24 begin the cost estimation of electronic voting for

1 Falmouth. We actually attended, two of us, a
2 webinar that afternoon on the procedure and we are
3 hoping to be able to bring a pilot of electronic
4 voting in April at the Town Meeting, get some
5 feedback, and then look at the appropriation of
6 having an electronic voting system that would
7 secure every individual's vote at each Town Meeting
8 going forward.

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

14 At this time I'd recognize the Chairman
15 of the Board of Selectmen for a report.

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

21 Our second step is to come here and ask
22 for a straw vote of this board, and then we will go
23 to the School Committee and discuss it with them to
24 make sure it works within their plans as a

1 possibility of having the Town Meeting at the High
2 School.

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

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

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

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

24 [Pause.]

1 THE MODERATOR: In the third division,
2 Mrs. Long.

3 MS. LONG: 37.

4 THE MODERATOR: 37.

5 First division.

6 MR. NETTO: 34.

7 THE MODERATOR: 34.

8 In the second division.

9 MR. DUFRESNE: 56.

10 THE MODERATOR: 56.

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

13 [Pause.]

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

16 MR. NETTO: 16.

17 THE MODERATOR: 16.

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

20 MS. LONG: 24.

21 THE MODERATOR: 24?

22 The second division, Mr. Dufresne.

23 MR. DUFRESNE: 35.

24 THE MODERATOR: 35.

1 Okay, the counted vote was 127 in favor,
2 75 not in favor. And I didn't want to sway your
3 vote, but there was a unanimous vote at the end of
4 that Town Meeting to never go back to Falmouth High
5 School.

6 [Laughter.]

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

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

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

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

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

23 Bob.

24 I just have a quick update on the two

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

9 I'll try to be brief. It started with
10 Long Pond and the water filtration facility. This
11 is from - well, you can - he's still aggressive, I
12 see, with those slides.

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

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

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

1 backwash.

2 And this is the other end of that area.
3 So, up in the very left-hand corner you can see a
4 little white spot. That little white spot is that
5 800,000 gallon storage area. So this was the pump
6 chamber area, where the construction began. And
7 then, toward the front of the slide where you see
8 that black strip, that area back there would be the
9 filtration area as well as the dissolved air
10 flotation.

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

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

23 This is where we are now. This was as
24 of last week. You can no longer see the other end

1 where the slab is for the underground tanks. So
2 this is looking from the south to the northeast.
3 The exterior north wall has been completed; working
4 on the west wall. And the area where you see the
5 black in the middle, that's up around the filter
6 area for the filter walls going up.

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

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

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

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

23 This is from the south, looking north,
24 and there's nothing impressive about this, other

1 than the fact that if you've seen all the other
2 pictures that we've just shown on the main
3 construction, 3500 feet of main was already
4 installed in this road. So, that yellow circle
5 that you see in the middle, there's a little black
6 spot in the middle of that circle, that's a four by
7 six opening that they used in order to get that
8 main in. So they were running in at about 400 to
9 800 foot runs, and it was much less intrusive.

10 This process was directional drill.
11 Similar to what I just explained on Long Pond,
12 where they run a drill underground, control the
13 depth and the angle of the drill, and then pull the
14 pipe back after it's fused on the surface.

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

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

22 This is where we were in October, in the
23 Falmouth Heights area. This is only a part of the
24 Sewer Service Area.

1 And then, by November, which is now, this
2 is where we are. So, for all intents and
3 purposes, 90 percent of the work is completed in
4 the Falmouth Heights area. They're already
5 starting to test the mains. And, since they moved
6 to Spring Bars Road and did that portion of - the
7 southern portion of Maravista, that means they'll
8 be moving into the Maravista area now, and then
9 hopefully we'll be on time as far as the overall
10 project goes.

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

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

23 So these are some of the financials on
24 it, on the Little Pond project. The overall

1 construction costs, about twenty and a half
2 million. Seventeen percent complete as of
3 September; it's really over 20 percent complete
4 now. It's just that we haven't been able to
5 update the numbers because we haven't paid those
6 bills yet. So, so far, we've paid about three and
7 a half million.

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

12 Potential change orders on the project,
13 17,000, but we haven't finalized it as yet.

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

19 Potential change orders in this case is
20 911,000. That's actually a total of seven change
21 orders that resulted in a credit of 911,000. And
22 I know that sounds good, but as the project moves
23 forward, both of these projects move forward, there
24 will - there will always be changes on the

1 projects.

2 But both projects right now are doing
3 very well. So I'm very pleased to be able to give
4 you this very brief report tonight, and maybe next
5 time we'll do that flyover on these projects for
6 the next one.

7 Thank you.

8 [Applause.]

9 THE MODERATOR: Thank you.

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

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

21 At this time I recognize the Zoning Board
22 of Appeals.

23 MS. BIELAN: Good evening. My name is
24 Kimberly Bielan; I'm the chair of the Zoning Board.

1 2015 has brought a lot of changes to the
2 Board of Appeals, probably. As you can tell, I'm
3 pretty young and I'm the chairman, so we've gone
4 through some changes here, but all for the better.
5 I think we're moving in the right direction.

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

12 Within the last year we lost a couple of
13 long-time members: Patty Johnson, who's served
14 with the Board since 2008; and Matthew McNamara,
15 who's here, who's served since 2004. He chaired
16 the Board for several years and was also
17 responsible for updating the Board's procedures,
18 mission statement and he also held the first Board
19 workshop that has become an annual event and
20 obviously bettered the Board and I think made some
21 significant changes for the better that we're
22 trying to carry on. And also David Haddad
23 resigned this past year, so we were sad to see some
24 long-term members go.

1 But that means we got new members. T.J.
2 Hurrie is the current clerk of the Board, and he's
3 a local attorney. Ed Van Keuren is another voting
4 member. He resides in Falmouth and he has an
5 engineering background.

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

12 Sari Budrow's been doing a great job and
13 you saw Ken Foreman was the only one who I didn't -
14 didn't mention, so he's here and he's a valuable
15 member, as well.

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

24 Town referrals are really important when

1 we consider applications, so we really appreciate
2 Town Departments for getting those in to us.

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

14 I would like to close by knowing that the
15 Board has one pressing concern, and if you watch
16 the Board of Appeals hearings then you see it every
17 night in open meeting at the end. At the April,
18 2013 Town Meeting, Town Meeting approved Article 9,
19 which transferred the sum of \$35,000 for the
20 purpose of funding a review and re-codification of
21 the Zoning Bylaw. At that time, it was noted that
22 the Zoning Bylaw has not been reviewed in a number
23 of years, and that the amount was sufficient to
24 start the process in order to identify

1 inconsistencies and necessary re-codification.

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

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

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

21 Movement toward this professional review
22 has stagnated. The urgency of the bylaw
23 inconsistency problem and the lack of attention in
24 addressing these inconsistencies is costing the

1 Town a lot of money due to antiquated and
2 contradictory language and out of date information.
3 These inconsistencies lead to appeals of our
4 decisions, which isn't good for the Zoning Board of
5 Appeals and it's not good for the town, either.

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

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

14 Thank you for your time.

15 [Applause.]

16 THE MODERATOR: Thank you.

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

20 [Aye.]

21 THE MODERATOR: All those opposed, no.

22 [None opposed.]

23 THE MODERATOR: The ayes have it
24 unanimous.

1 Article 2, Madame Chairman.

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

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

7 MS. Fenwick: Me.

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

10 MS. FENWICK: Judy Fenwick, precinct 1.

11 Annually, November Town Meeting always
12 seems to have some unpaid bills, and over the years
13 I've been curious. But this evening I'd like to
14 address questions on one particular item, and I'm
15 not sure to whom to address it, Finance Committee?

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

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

23 THE MODERATOR: Ms. Petit.

24 MS. PETIT: Yes, just to clarify: unpaid

1 bills are from a previous fiscal year, so it didn't
2 have anything to do with not having sufficient
3 funds, usually, at the time. It's just, it's a
4 bill that came in late. There might not have been
5 sufficient funds, though, as I think about it.
6 But usually it's because it's another fiscal year.

7 But, appraisal for the Foster Company was
8 for an outside legal for the Conservation
9 Commission, I believe.

10 THE MODERATOR: Okay, anything else on
11 unpaid bills?

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

15 [Aye.]

16 THE MODERATOR: All those opposed, no.

17 [None opposed.]

18 THE MODERATOR: The ayes have it
19 unanimous.

20 Article 3.

21 This is the Planning Board.

22 CHAIRMAN FOX: We have a revised
23 recommendation for Article 3. Article 3, that the
24 Town Meeting vote Article 3 as printed in the

1 warrant, except that section 240-83C, by striking
2 the words "or be flood proofed, as defined, to this
3 level" from the first sentence, and adding these
4 words to the end of the second sentence, so that it
5 reads: "Article 240-83C. In the velocity zone, the
6 lowest floor of any new or substantially improved
7 non-residential structure shall be elevated to the
8 base flood elevation plus two feet. And in the
9 Special Hazard Zone AE, the lowest floor of any new
10 or substantially improved non-residential structure
11 shall be elevated to or above the base flood
12 elevation, or to be flood-proofed, as defined, to
13 this level."

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

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

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

24 I've got a presentation first, I think,

1 don't I? I've got a note that there's a
2 presentation. Yes, no?

3 FROM THE FLOOR: No.

4 THE MODERATOR: No, okay. I don't
5 know why I had that. Okay.

6 Go ahead, Mr. Dufresne.

7 MR. DUFRESNE: Adriene Dufresne,
8 precinct 2.

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

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

22 CHAIRMAN FOX: The raising up is
23 required by the state building code. This is
24 something that's been put upon us with the new

1 flood elevation and the state building code, so
2 this is just a response to dealing with the state
3 codes.

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

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

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

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

19 MR. DUFRESNE: Because of the flood
20 plain?

21 CHAIRMAN FOX: Because of the flood
22 plain.

23 MR. DUFRESNE: So, okay, I'll release my
24 hold. I just think aesthetically it's going to

1 change the character of Falmouth Heights and
2 Maravista.

3 THE MODERATOR: Okay, Ms. Bielan.

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

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

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

22 The Board is opposed to the proposal to
23 increase the maximum building height for structures
24 in the Flood Hazard Overlay District from 35 feet

1 to 40 feet. As proposed, property owners would be
2 permitted, again as of right, to construct
3 structures up to 40 feet without any oversight or
4 review by either the Planning Board or the Board of
5 Appeals. The property owners benefitted by this
6 change would include all those whose property are
7 located in both the VE and AE zones.

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

23 Moreover, the over-breadth of Article 3
24 raises additional concerns. By the Planning

1 Board's own admission, base flood elevations in the
2 areas that would be impacted by the amendment range
3 from five to 20 feet. Despite this 15 foot
4 disparity, all property owners would be able to
5 construct homes so long as they do not exceed 40
6 feet in height. The result of this proposal is
7 clear: property owners that have a minimal base
8 flood elevation would be benefitted by the
9 amendment to the same extent that those in the VE
10 zone with a 20 foot base flood elevation would be.
11 The result will create arbitrary results,
12 permitting property owners on one side of a street
13 to construct their structure to a height of 40 feet
14 despite their neighboring properties being
15 restricted to a height of 35 feet.

16 The board of appeals further disputes the
17 necessity of the proposed change to the maximum
18 building height. The Planning Board's
19 recommendation states a current maximum building
20 height, coupled with property owners' requirements
21 to elevate under the Massachusetts Building Code
22 has "resulted in a number of applications to the
23 Board of Appeals for variances and hardships for
24 property owners looking to substantially improve

1 their structures". While the Board of Appeals has
2 received, excuse me, a number of appeals that
3 involve properties that are required to elevate due
4 to their location in either a VE or AE zone, not
5 one application for height variance has been
6 submitted or considered by the Board.

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

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

21 Certainly everyone in this room is aware
22 of houses that have been constructed in town that
23 resemble large boxes with little character.
24 Indeed, that was what Town Meeting was looking to

1 avoid by allowing lot coverage to go up to 25
2 percent upon issuance of a special permit by the
3 Board of Appeals. However, the instant proposal
4 would result in precisely the result that Town
5 Meeting has previously sought to avoid.

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

12 Moreover, the proposed Article 3 further
13 compounds the issues that I addressed at the
14 beginning of Town Meeting just a few minutes ago
15 concerning the inconsistent and uncertain
16 provisions that are present throughout the Town of
17 Falmouth's Zoning bylaw. The Board of Appeals is
18 aware of at least one comment concerning the use of
19 the term "stories" in the proposed section 240-70.
20 The bylaw currently provides that a story is "a
21 partially or wholly enclosed floor of a building.
22 A story, the ceiling of which is four feet or more
23 above the average natural grade level across the
24 building while fronting all streets shall be

1 considered a story". This raises questions about
2 whether an enclosed area under the first habitable
3 story of structure would be counted as a story, as
4 it seemingly meets the bylaw's definition for same.
5 Town Meeting should not adopt an amendment to the
6 zoning bylaw that further compounds the
7 inconsistency and interpretation issues that are
8 often before the Board of Appeals.

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

24 Contrary to this policy, the Planning

1 Board's current proposal encourages the
2 construction of bigger structures in the most
3 critical areas of town. It is the Zoning Board's
4 position that allowing 40 foot buildings, again as
5 of right, in these areas runs afoul of Town
6 Meeting's adopted policies and is contrary to sound
7 planning given the critical impact of climate
8 change.

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

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

23 Second, an analysis should be performed
24 of alternate methods to address the planning issues

1 that arise out of the new flood zones. For
2 example, perhaps these properties could be better
3 served by allowing increased lot coverage upon
4 special permit rather than increased height.
5 There are alternatives that should be explored that
6 may have less long-term impacts than allowing the
7 construction of houses that are 40 feet tall as of
8 right.

9 Third, the Board of Appeals would also
10 recommend that in the event Town Meeting is
11 inclined to allow construction of structures up to
12 40 feet, that this right only be permitted in VE
13 zones, and not include AE zones, which extend to a
14 much more significant segment of the properties in
15 town.

16 If you could go to the next slide.

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

23 If you'd go to the next.,

24 That's a different angle of it.

1 And you can go to the next slide.

2 That's being constructed as of right.

3 The special permit application was withdrawn
4 without prejudice and the property owner has the
5 right to build that as of right under the current
6 bylaw. So that is less than 35 feet.

7 If you go to the next slide.

8 That's a different perspective of it.
9 You can see that it shadows and towers over the
10 neighboring properties. That's in Falmouth
11 Heights.

12 If you go to the next slide.

13 This is a property that had to be
14 reconstructed as it was damaged and it had to be
15 brought up to the current Massachusetts state
16 building code. This property is located at 25
17 Moses Road, I believe, in North Falmouth. This
18 did come before us for a special permit. We did
19 grant the special permit, and again, there was no
20 variance for height. It's up to 35 feet.

21 If you go to the next slide.

22 So that is 35 - well, under 35 feet. I
23 believe it's 34.9 feet.

24 If you go to the next slide.

1 It shows a different perspective of it.

2 And that is in the velocity - VE-17 zone.

3 The height is 34 feet, five inches.

4 And if you go to the next slide.

5 This is a structure that was actually
6 granted by special permit prior to me being on the
7 Board. It's located at 130 Silver Beach Avenue.
8 This is 34 feet, eight inches. This is in the AE
9 zone. And the reason that we show you this to show
10 - give you a real sense of what 35 feet is. It's
11 also to show you that these people are still
12 building significant structures under 35 feet.
13 They're still getting the benefit of their
14 properties and there's alternative ways to deal
15 with this other than allowing people to build as of
16 right up to 40 feet.

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

21 That, under the proposed bylaw they would
22 be allowed to construct even higher, five feet
23 higher than that, as of right, without any Board
24 oversight.

1 The Board of Appeals thanks you for the
2 opportunity to comment on the proposed Article. As
3 indicated above, the Board is appreciative of all
4 the work that the Planning Board has undertaken
5 with respect to the article. However, it is the
6 Zoning Board of Appeals's opinion that it does not
7 reflect best planning practices and should not be
8 supported. Thank you.

9 [Applause.]

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

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

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

17 However, all these pictures in the flood
18 zone with all these concrete structures moving them
19 up, there's one on, for example, on - at the end of
20 Scranton Avenue and Clinton Avenue, that's going
21 up. You have probably 15 feet of reinforced
22 concrete, and then you start a building on top of
23 that and it's a monstrosity. When you have
24 concrete structures of that height, you need to

1 lower the silhouette of the house. If you can
2 maybe have one story, or maybe a story and a half
3 in some cases. But you have to allow for the
4 height. It's a monstrosity. We don't want those
5 in the Town of Falmouth, and I think we need to
6 review this bylaw. It's - it's -- it's
7 ridiculous. And it needs a lot of hard work.
8 And I move indefinite postponement.

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

12 Mr. Fox.

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

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

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

23 FROM THE FLOOR: Vote.

24 THE MODERATOR: Okay, no?

1 Okay, this requires a two-thirds to pass.

2 All those in favor of the zoning amendment,
3 signify by saying aye.

4 [Aye.]

5 THE MODERATOR: All those opposed no.

6 [No.]

7 THE MODERATOR: The opinion of the chair
8 is that the no's have it by a majority and there
9 isn't a two-thirds.

10 And let's have a 15 minute recess.

11 [Whereupon, recess taken.]

12 THE MODERATOR: Okay, come forward and
13 take your seats.

14 We will re-establish a quorum and hop
15 back in here on Article 6.

16 [Pause.]

17 THE MODERATOR: Okay. Town Meeting
18 members please come forward, take your seats.
19 I'm going to re-establish a quorum for the Annual
20 Town Meeting.

21 Okay, folks, let's go. Take your seats.

22 All Town Meeting Members present please
23 rise for the establishment of the quorum and the
24 tellers will return a count.

1 [Pause.]

2 THE MODERATOR: First division, Mr.

3 Netto.

4 Mr. Netto: 47.

5 THE MODERATOR: 47.

6 In the third division, Mrs. Long.

7 MS. LONG: 60.

8 THE MODERATOR: 60.

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

11 In the second division, Mr. Dufresne.

12 MR. DUFRESNE: 93.

13 THE MODERATOR: 93.

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

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

19 FROM THE FLOOR: [Inaudible.]

20 THE MODERATOR: I don't have four as
21 held and I don't have five as held. Okay.

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

24 CHAIRMAN JONES: Mr. Moderator, I move

1 Article 6 as printed.

2 THE MODERATOR: Okay, as printed. This
3 is the creation of the Debt Stabilization Fund.
4 Any discussion on Article 6?

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

8 [Aye.]

9 THE MODERATOR: All those opposed, no.

10 [None opposed.]

11 THE MODERATOR: The ayes have it
12 unanimous.

13 Article 7. This is to transfer -
14 appropriate and transfer the sum of \$1,500,000 from
15 Certified Free Cash into the Debt Stabilization
16 Fund.

17 The Finance Committee for the main motin.

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

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

22 Any discussion on Article 7?

23 Hearing none, the question will then come
24 on the main motion as recommended. All those in

1 favor, signify by saying aye.

2 [Aye.]

3 THE MODERATOR: All those opposed, no.

4 [None opposed.]

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

7 Article 8, this is to vote to raise and
8 appropriate \$300,000 and transfer the amount of
9 \$650,000 from Certified Free Cash for the purpose
10 of funding the budgeted items as a supplement to
11 the Fiscal '16 budget.

12 Madame Chairman for the main motion.

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

15 THE MODERATOR: As recommended.

16 This was held by Mr. McNamara.

17 Microphone here, please.

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

20 Mr. Moderator, last year, on November
21 18th, this body approved Article 29, was to see if
22 the Town and therefore required the office of Town
23 Counsel to provide a litigation report to each
24 Annual Town Meeting, including the following

1 information. And part of that information was
2 the amount of attorney's fees for representing the
3 Town for each claim or suit. And there's
4 additional information that was required.

5 In Article 8 we're asked to spend
6 \$350,000 for professional/technical special
7 counsel, but that information we don't have. So I
8 don't know how we can make an informed decision on
9 this. So I would move that we place this on the
10 table until such time as Town Counsel is able to
11 provide us with that litigation report or at the
12 end of Town Meeting, whichever is earlier.

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

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

18 THE MODERATOR: Okay. Mr. Duffy.

19 MR. DUFFY: Mr. McNamara, that's correct
20 that there was that article at the last Town
21 Meeting, and I did submit a report at the April
22 Town Meeting. And it's my understanding, and I
23 would be - stand corrected if I'm wrong, but I have
24 done that at the April Town Meeting; I intend to do

1 it at the next April Town Meeting and that is what
2 I treat as the Annual Town Meeting for purposes of
3 that report.

4 THE MODERATOR: Mr. McNamara.

5 MR. MCNAMARA: Thank you, Mr. Moderator.

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

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

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

24 [Aye.]

1 THE MODERATOR: All those opposed no.
2 [No.]

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

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

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

16 MR. SUSO: Thank you, Mr. Moderator.

17 THE MODERATOR: Mr. Suso.

18 MR. SUSO: Julian Suso, Town Manager.

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

24 Last week it was confirmed on the Town

1 website that the fire engine which has been
2 routinely stationed at the West Falmouth Fire
3 Station has been taken out of service. A recent
4 inspection has revealed corrosion problems in the
5 frame of that vehicle which render it potentially
6 unsafe.

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

20 Any inclination to act hastily or
21 imprudently, without completing a full review and
22 evaluation, will potentially be to the significant
23 financial detriment of Falmouth taxpayers, and
24 furthermore this is absolutely unnecessary.

1 This temporary circumstance will in no
2 way affect the ongoing delivery of Fire Department
3 services from the West Falmouth Fire station. I
4 thank residents for their patience and
5 understanding as we properly evaluate a complete
6 assessment and evaluation. Thank you.

7 THE MODERATOR: Okay, Ms. Petit.

8 MS. PETIT: Thank you. I'm just
9 waiting for the presentation to be put up on the
10 board.

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

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

18 THE MODERATOR: Yeah, can we actually
19 go there first, because -

20 MS. PETIT: Oh, sure.

21 THE MODERATOR: - we don't have a proper
22 motion before the body until they have those
23 numbers changed. I know it's the amendment, but I
24 want to make the changes and then we'll - that way,

1 as you're going through, they can refer back to it.

2 MR. PETIT: Okay, great.

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

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

11 THE MODERATOR: Yeah, if you could, I -

12 MS. PETIT: Okay.

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

20 FROM THE FLOOR: Can't hear you.

21 MS. PETIT: Can you hear me now?

22 FROM THE FLOOR: Yes.

23 MS. PETIT: Okay, sorry about that.

24 The first change, and it's in red up on

1 the board, the Facilities Improvement Consolidated
2 Communications Center. In your warrant booklet, it
3 was \$700,000. We've decreased that to \$578,500.
4 That's the first change.

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

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

20 And last - but not least, the - under the
21 School Department in your warrant booklet it says
22 it was for the Morse Pond School roof, and that was
23 when we took the information from the spreadsheet
24 from the back of the booklet and transported it or

1 copied it to the recommendation. It's supposed to
2 be for fire safety improvements and paging system.
3 It was just really a typographical error when the
4 warrant was printed. And that money amount did not
5 change.

6 So those are the changes from the warrant
7 booklet.

8 THE MODERATOR: Okay, good, thank you.

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

11 THE MODERATOR: Yes, Mr. Donahue.

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

14 THE MODERATOR: Uh-huh.

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

19 THE MODERATOR: But I don't understand
20 the question.

21 MS. PETIT: You're voting on what's on
22 the board. That's the recommendation from the
23 Finance Committee.

24 THE MODERATOR: So this is the main

1 motion, up here.

2 MR. DONAHUE: The main motion is -

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

5 MR. DONAHUE: If I understand this
6 correctly, the main motion is for putting the
7 Communications Center at the Police station, where
8 -

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

12 MR. DONAHUE: No, but you're voting the
13 money for it. If we need 700,000 for the fire
14 Department -

15 THE MODERATOR: Okay, yeah, you're
16 getting into -

17 MR. DONAHUE: You've already -

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

20 MR. DONAHUE: Okay, sorry.

21 THE MODERATOR: You are getting into
22 the discussion of a particular line item, and when
23 we get there, we'll have plenty of time to discuss
24 it.

1 Is there any question about the main
2 motion? In other words, can you read the slide?
3 And have you made the changes in your book?

4 FROM THE FLOOR: No, no.

5 THE MODERATOR: No?

6 FROM THE FLOOR: No.

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

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

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

19 And then go all the way down to the
20 bottom of the chart, where it says "Morse Pond
21 School Roof Re-coating" and scratch out "Roof Re-
22 coating" and fill in "Fire Safety Improvements and
23 Paging System". Same amount of money, but that's
24 what the project was.

1 Okay?

2 So, I'm only going to take questions on
3 the chart. Okay?

4 FROM THE FLOOR: [Inaudible.]

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

8 FROM THE FLOOR: [Inaudible.]

9 THE MODERATOR: The only thing we're
10 discussing is whether or not you can read those
11 numbers.

12 MR. NETTO: Mister -

13 THE MODERATOR: And we haven't even had
14 the presentation yet.

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

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

24 Mr. Moderator, I think that's what some

1 of these people and I am upset about. This is the
2 same talk I asked last time to present something
3 this large in a flexible. I think what Mr.
4 Donahue's confused about, like maybe some other,
5 they're - I know we're going to do this line by
6 line, but could we refer to not the "go to the
7 fourth line down, change this figure". I don't
8 even have room in my warrant book to write in the
9 new figure that makes sense.

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

16 THE MODERATOR: Okay, so that's the
17 chart.

18 [Applause.]

19 THE MODERATOR: I would call everyone's
20 attention to the fact that we have never, in the
21 back of the warrant booklet, had 50 percent of the
22 warrant booklet, that is the entire mark-up of
23 every project that's in that spreadsheet. And I
24 applauded the Finance Committee and the

1 administration for putting that level of detail,
2 which, in 18 years - or, at the end of this meeting
3 it'll be starting my 18th year - I've never seen
4 this level of detail.

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

12 Is there any other question about this
13 chart before we get into the budget itself? Yeah.

14 Yeah, with a microphone. With a
15 microphone, please.

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

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

23 MR. SHEARER: Yes -

24 THE MODERATOR: - which was not listed

1 as even a topic of discussion, and we are replacing
2 windows, but they've decided it's better to do it
3 at the DPW -

4 MR. SHEARER: Yes, but, but -

5 THE MODERATOR: - than at the Fire
6 Station.

7 MR. SHEARER: But the Town Meeting has
8 not looked at these windows, they haven't talked
9 about these windows -

10 THE MODERATOR: Okay, let's fight -

11 MR. SHEARER: - we don't know what the
12 windows are -

13 THE MODERATOR: - let's fight about the
14 windows when we get there.

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

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

23 MR. SHEARER: Well I say you shouldn't
24 do it.

1 THE MODERATOR: - it's on a different
2 building.

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

6 THE MODERATOR: Well, I'm the Moderator
7 and I say you can.

8 Are there any -

9 MR. SHEARER: Well -

10 THE MODERATOR: - other questions about
11 the chart?

12 MR. SHEARER: - that's fine. I just
13 want to -

14 THE MODERATOR: Are there any other
15 questions about the chart? Everybody's got the
16 numbers? Okay.

17 Now we'll have a presentation of the
18 Capital Improvement Plan.

19 MS. PETIT: Thank you.

20 Thank you. So I'm just going to go over
21 some basic -

22 FROM THE FLOOR: Can't hear you.

23 MS. PETIT: Okay, I'm sorry.

24 Okay, so I will just go over some, you

1 know, basic financial policies that we've been
2 talking about here the last few years.

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

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

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

17 Next slide, please.

18 Some of the highlights. The
19 Consolidated Communications Facilities upgrade.
20 You have a Town Hall design in there. There's
21 money in there being requested for the irrigation
22 system for the golf course. We have a lot of
23 vehicle replacement this year, and you'll see that
24 as you look in the recommendation and in the back

1 of your warrant book we have a lot of information
2 about the vehicles that we're looking to replace.
3 And also there's radio replacement for Fire and
4 Police.

5 Next slide, please.

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

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

15 Network Upgrades under General
16 Government.

17 PC Monitors and Software.

18 Phone System and Maintenance.

19 Voting Machines. Did I see a hand?

20 Andy? Mr. Dufresne? Voting Machines? No, okay.

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

23 I'll put you on the list, yeah.

24 Oh, you want to go back one? Hold on,

1 we're going back one. Yell so I can hear, if we
2 want to go -

3 We're going to go back, Andy. I'll be
4 right back to it.

5 Voting Machines.

6 MR. PUTNAM: Thank you, Mr. Moderator,
7 Brent Putnam, precinct 9.

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

11 THE MODERATOR: Mr. Palmer.

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

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

22 CLERK PALMER: No, we'd always have a
23 paper trail at this point in order for verified
24 counts of an election.

1 MR. PUTNAM: Thank you very much.

2 THE MODERATOR: Okay, anything else on
3 Voting Machines?

4 Okay, Municipal Space Improvements? Mr.
5 Dufresne.

6 MR. DUFRESNE: Adriene Dufresne,
7 precinct 2.

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

17 I think \$300,000 would be better spent on
18 items such as extending the library hours or maybe
19 reconditioning the beaches. There are other areas
20 where we could spend \$300,000 other than to develop
21 a set of plans that would move everybody in Town
22 Hall from the lower level all the way up to the
23 attic, which I don't believe conforms to the
24 building codes of today.

1 So I think we're looking at a multi-
2 million dollar project if we approve this \$300,000
3 item for plans. I would urge that we zero that
4 number and whatever is needed in Town Hall, I think
5 maybe a paint job and maybe some other small items,
6 but I do not believe \$300,000 for plans is the best
7 investment that this Town Meeting body should be
8 making at this particular time.

9 Town Meeting has - Town Hall has
10 functioned for 50 years. We've gone through the
11 crisis of all the building permits of the '70's,
12 '80's and '90's. This idea that we're going to
13 make it more convenient to go through the permit
14 process, to me is a bunch of baloney.

15 We built an elevator, we put additions
16 for the hierarchy's elaborate offices. We have
17 meeting rooms that have a lousy sound system. We
18 spent \$1.5 million on that project. We spent
19 another \$500,000 for heating and air conditioning
20 and yet the lower level is hot and cold and the hot
21 - hot and damp in the summer and cold and damp in
22 the winter.

23 So, please, let's omit this \$300,000 and
24 look at what we have already facing us:

1 multimillion dollar projects in wastewater,
2 sewerage. You heard, from a previous speaker, a
3 possible senior center. We have other things I
4 think that are a hell of a lot more important.
5 That's my personal feeling.

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

9 MR. DUFRESNE: To strike the line of
10 300,000.

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

14 Mr. Finneran.

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

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

22 MR. FINNERAN: Wasn't it 250,000?
23 Two Town Meetings ago?

24 THE MODERATOR: There's a question. Can

1 somebody on the stage answer it? Is this in
2 addition to a previous appropriation?

3 Ms. Harper.

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

7 MR. FINNERAN: Don't you design before
8 you construct?

9 MS. HARPER: That's what we're going to
10 talk about right now.

11 If I could have the first slide, please.

12 THE MODERATOR: Okay.

13 MR. FINNERAN: I'll get my answer later
14 then, thank you.

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

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

21 The Personnel Director and I, Denise
22 Coleman, were directed to work with all the Town
23 staff to develop a space needs plan for the use of
24 Town facilities. That included specifically

1 taking a look at the two departments that are
2 housed outside of Town Hall: our Human Services
3 Department and Town Counsel, with the specific
4 charge by the Board of Selectmen to bring those
5 externally rented uses into existing municipal
6 space.

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

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

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

24 The Board of Selectmen endorsed

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

10 As a result - if you'd go back, Bob - we
11 hired Giampietro & Associates - the last slide,
12 thank you. One more.

13 Giampietro & Associates were hired to
14 perform a feasibility study to determine whether
15 the uses we identified and the space needs
16 identified by Town Departments could in fact
17 function in our Town Hall. That project took
18 quite a bit of time but early this year in the
19 spring, Giampietro & Associates presented that
20 feasibility design to the Board of Selectmen and
21 they asked us to advance that discussion to you
22 here this evening, to contemplate whether there's
23 an interest in the continued modern use of Town
24 Hall.

1 The project will be done in connection
2 with the ESCO project which you've already
3 approved, and we thank you for that. As a result
4 of the ESCO program, the HVAC system will be
5 upgraded. It needs to be done. There are four
6 different operating systems in that building. The
7 modern systems are significantly smaller than the
8 systems that we have.

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

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

23 Understanding that it is the flood zone,
24 like many of those homes we saw earlier. It's a

1 property that we own and, like every residential
2 property owner in the flood zone, we need to start
3 planning for that and making wise choices with the
4 resources that we have. That's what this project
5 is about.

6 I'd like to move to the first slide,
7 which is the layout of the building.

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

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

24 Along the front line would be a single

1 counter. We'd have multiple administrative staff,
2 the Conservation Commission administrator, the
3 multiple building administrators. There's the
4 administrator from the Board of Health. All
5 together under one office, not behind closed doors,
6 but available to the public at all times. We view
7 that as a very, very strong improvement in service
8 for the department. It's what we hear from the
9 building community: they want us to be available,
10 they want us to be responsive and they want the
11 people that are there to be able to respond to
12 them, and that was the effort that we made. It
13 really was a focus on customer service.

14 The other piece in the full design that
15 was important to the Board of Selectmen and to the
16 Town was creating a central access point, so when
17 you walk into Town Hall, you walk into a central
18 location, greeted by a reception. Our Town Clerk
19 has taken on a tremendous effort and one that I
20 really recognize, and that is part of the
21 performance management work we did a couple of
22 years ago: we took on an effort to respond to every
23 person that comes to his desk, and I think it's in
24 three seconds? And they do that.

1 If you've ever come to the Town Clerk's
2 Office, you know that they greet immediately.
3 They've expressed a willingness to take on the role
4 of being the location where all of the public would
5 come and get their service and direction from a
6 real person and staff in Town Hall.

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

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

21 So this really is - you know, we look at
22 this as Town Meeting's indication that this is a
23 building that we want to invest in, that we want to
24 invest in the improved services that we provide our

1 community, and that telegraphs to us that that's
2 something that you'd like us to invest in and plan
3 for the future. And so I thank you for the time.

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

6 Mr. Hargraves.

7 MR. HARGRAVES: I think I'm building on
8 a point that Mr. Dufresne and others have brought
9 up.

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

16 And finally, just to be sure that you
17 understand my appreciation for the professionalism
18 and what goes on here, I want to thank Jennifer
19 Petit for putting together the - for the partially
20 funded projects, the basis for the rest of the
21 spending on the Community Preservation projects.
22 And I hope that we adopt that as a kind of a
23 standard procedure. Not just for Community
24 Preservation projects but for all the other

1 projects that are partially funded. I think it'll
2 help discussions like this one.

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

11 In the spirit of the checklist that says,
12 "Beware of foot in the door propositions", I think
13 when we have a project like this it's really good
14 to be up front as we have been, maybe even ahead of
15 time in the warrant book or some other way, on what
16 are we buying. This isn't a one-time proposition.
17 \$300,000 is a foot in the door to a bigger project,
18 and I don't know if it's three million or 4.6
19 million as the book says, but my question was how
20 were we exactly planning to fund the balance? By
21 capital exclusion or some other means? It would
22 really help me to think about spending this
23 planning money.

24 As far as whether we should spend this or

1 not? I mean, I'd encourage you to consider it
2 strongly, that it's a good proposition. We've
3 talked about things like the Senior Center, which
4 is the best analogy I can think of, and having a
5 second class facility for a Town like Falmouth, and
6 that's the feeling I get when I walk into our Town
7 Hall. And I've listened carefully to the people
8 that work there everyday and try to do their jobs
9 professionally in that environment, and say, "If
10 you expect a professional result, then you have to
11 dress for success." So, I think that it really is
12 a good idea, but I'd want to understand more what
13 we're getting into.

14 THE MODERATOR: Okay. Ms. Harper.

15 MS. HARPER: Okay, green means go.

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

20 The construction costs, if we were going
21 to do level one, level two, level three and all of
22 the infrastructure associated with the project,
23 would be \$3,032,000. When you add in - and this
24 would be taking on the entire project at one time -

1 the temporary work and phasing, general conditions,
2 bonded insurance, overhead and profit, all the
3 overhead items, that brings the project to \$4.564
4 million. So it's about 4.6 with all of those
5 other expenses. And so this design fee would be
6 included in some of those costs.

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

16 THE MODERATOR: Okay, Mr. Duffany.

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

19 I'm going to stand with Andy on this and
20 say that I think we're putting the cart before the
21 horse and that if you remember back a few years ago
22 we moved the Engineering Department out of Town
23 Hall out to Gifford Street and everybody was, you
24 know, worried that we'd lose it, we'd have a

1 disconnect. The DPW directors and their operation
2 was moved out there, the same thing. The Water
3 Department is out there as well. And it relieved
4 a lot of the space in Town Hall and it also helped
5 a little bit of the parking situation.

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

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

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

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

24 That would make a really nice parking

1 area, with a beautiful view across to the Vineyard,
2 across the pond and so forth.

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

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

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

17 THE MODERATOR: Okay, Mr. Herbst.

18 MR. Herbst: Ralph Herbst, precinct 8.

19 I've been on the Planning Board for
20 almost 14 years. I was on the Community
21 Preservation Committee for ten years. Both of
22 those organizations are located on the third floor
23 of Town Hall. So, when I go to the doctor, like
24 you do, and he says, "Hey, you need to - exercise

1 is important for you", right? So, I didn't get
2 elected to the Planning Board just to get exercise,
3 but let me say that the people that use Town Hall,
4 everyone of them is totally capable of using it as
5 it is. We have a handicap access ramp in the
6 front. We have access into the lower floor by
7 driving around in the back.

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

18 Now, if you are a person that is not
19 familiar with Town Hall, and you want some
20 assistance and you go in there, if you would go up
21 to the person at the reception desk and that person
22 handed you a piece of paper after you told them
23 what you wanted, and it told you: Here's what you
24 do. You go here, and here and here. And that's

1 what you do. It's just simple, laid out for you.
2 You don't need a chart or anything else, you just
3 need to follow the instructions.

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

10 [Applause.]

11 THE MODERATOR: Okay, Mr. Finneran.

12 Okay, folks, let's go.

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

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

20 THE MODERATOR: Okay, Mr. Suso.

21 MR. SUSO: Thank you, Mr. Moderator. My
22 understanding is the \$300,000 is exclusively for
23 design. The \$250,000 is not for design, it is for
24 construction.

1 MR. FINNERAN: The \$250,000 that we
2 appropriated two years ago was for construction
3 before design? Did we not appropriate you
4 \$250,000 for this project, initially? Yes or no?

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

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

9 MR. FINNERAN: What have they
10 constructed?

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

14 Mr. Netto.

15 MR. NETTO: Joe Netto, precinct 9.

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

20 [Laughter.]

21 MR. NETTO: We are constantly putting
22 money into the project. I can - you know, I
23 applaud the Town Manager; he's doing his job. He
24 says it has inefficiencies; we want to fix them.

1 I would like to talk to you now as the
2 taxpayer. I really think - I applaud Mr. Dufresne
3 for zeroing this item, Mr. Duffany. I am in
4 complete agreement with them. And I would hope
5 that the zero item passes and then we deliver the
6 message to the Board of Selectmen to -- I think the
7 people in the Town of Falmouth would like a new
8 Town Hall in a different location. If you
9 frequent Town Hall, you can't park there. I mean,
10 that's - everybody parks there illegally.

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

19 I'll end on this: we have a tremendous
20 cost that we're going to talk about in the Special
21 Town Meeting. A tremendous cost that we don't
22 have a clear answer to. And if you were running
23 your budget, and that's what we're doing, running
24 the Town's budget, and your repairman said, "You

1 know, you need a new boiler. That boiler's not
2 going to make it through the heating season", would
3 you go out and buy a brand new car first? And, in
4 February, be there with no heat and no money to buy
5 it.

6 We are the watchdogs of the taxpayers'
7 money. I don't think this is a priority item. I
8 have to vote for the Senior Center. My mother
9 would come down from heaven -

10 [Laughter.]

11 THE MODERATOR: Okay -

12 MR. NETTO: - and that's first. Thank
13 you.

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

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

18 If you turn to the front of your warrant
19 book - no, don't do it. I mean, you don't have to
20 do it. The main - the first thing that you see is:
21 do we need it? Yes, this year we have a lot of
22 Free Cash. You have a lot of articles after this
23 one, which are very expensive and I hope everybody
24 looks at them and says, "Do we need it?" Because,

1 let's save some money.

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

17 So please, think about spending money.

18 Now, the other question I had when I was
19 up here, I just had somebody speak and ask where
20 this \$1,200,000 at next year's meeting here was
21 going to come from. And I didn't hear an answer.
22 And I think that's very important. We have very
23 large debt exclusions, overrides, et cetera. I
24 asked two years ago and got a unanimous vote that

1 these all got reported to. Well, Jennifer did it
2 in the back of the book, but we couldn't question,
3 we didn't see it, and I would like to see that.

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

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

10 THE MODERATOR: Yes, Mr. Johnson.

11 MR. JOHNSON: We're talking about the
12 amendment.

13 MR. SHEARER: Okay.

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

18 So let's go on. Are we all set, Mr.
19 Shearer? I've got two more people on the list for
20 just this -

21 MR. SHEARER: Well, I would like to make
22 an amendment that we change this article to
23 \$4,864,004 -

24 THE MODERATOR: Okay, you're -

1 MR. SHEARER: - which it says in the
2 warrant book will be the total cost, and see if
3 this body thinks that we can get that money.
4 Thank you very much.

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

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

12 [Laughter.]

13 MR. SHEARER: I would disagree -

14 THE MODERATOR: Sorry, Dan, but it's not
15 going to work tonight.

16 MR. SHEARER: - we can't have -

17 THE MODERATOR: I'm tired, but I'm not
18 that tired.

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

21 FROM THE FLOOR: [Inaudible.]

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

24 [Laughter.]

1 MR. LATIMER: Thank you, Mr. Moderator,
2 Richard Latimer, precinct 1.

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

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

23 Now, I also recognize a phenomenon that's
24 known as human factors. This is a building which

1 could be made more comfortable for the workers who
2 have to work there by these proposed changes.
3 Given more elbow room, more room to get their task
4 done, which will increase productivity; that's
5 important, too.

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

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

15 THE MODERATOR: Okay Ms. --

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

20 THE MODERATOR: Okay, Ms. Lichtenstein.

21 FROM THE FLOOR: Question, question.

22 THE MODERATOR: Something new, Ms.
23 Lichtenstein.

24 MS. LICHTENSTEIN: Leslie Lichtenstein,

1 precinct 8.

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

8 THE MODERATOR: Mr. Suso.

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

13 THE MODERATOR: Okay. So -

14 MS. LICHTENSTEIN: What did the
15 architect do for the amount that he - what did we
16 get for the money?

17 FROM THE FLOOR: How much?

18 MS. LICHTENSTEIN: How much - how much -

19 THE MODERATOR: Okay, easy, easy -

20 MS. LICHTENSTEIN: - of it was spent?

21 THE MODERATOR: - whoa, whoa, whoa,
22 don't yell questions.

23 MS. LICHTENSTEIN: Oh, I'm sorry.

24 Just, I'm -

1 THE MODERATOR: What's the status of the
2 account? What did we spend it on, what did we get
3 from the architect?

4 Ms. Petit.

5 MS. PETIT: Approximately \$25,000.

6 THE MODERATOR: Was spent. That's what
7 was spent. Okay. And the other part of that
8 question was did we - was spent on what? What did
9 we get for our \$25,000?

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

12 FROM THE FLOOR: For what?

13 THE MODERATOR: That's the who. What
14 did they give us for \$25,000?

15 MS. PETIT: I - I - Heather's going to.

16 THE MODERATOR: Okay, Ms. Harper?

17 MS. HARPER: A feasibility study. So
18 it took the space needs and brought them into the
19 building to determine whether all of those uses
20 could in fact fit in the Town Hall, including the
21 two off-premise rentals that we pay approximately
22 \$50,000 a year for.

23 THE MODERATOR: Okay. A feasibility
24 study.

1 with this place. They informed me that we just
2 signed a poor contract with Billy Casper. We're
3 not only paying for this irrigation system but now
4 we have to pay for all the equipment that needs to
5 be renewed. My understanding is that the room
6 leaks on the inside and windows are rotting.

7 Um, when is this going to end?

8 THE MODERATOR: Okay, further
9 discussion?

10 Yes, Mr. Shearer. Yes.

11 MR. SHEARER: Dan Shearer, precinct 6.

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

18 [Laughter.]

19 MR. SHEARER: We have our open space
20 there. We have everything else. Why don't we give
21 it away? And I'm serious about that. And just
22 walk away and say, "Fine, there's a country club
23 there. Needs a few things." Let somebody else
24 own it and run it.

1 THE MODERATOR: Okay, Ms. Harper has an
2 answer to that.

3 Ms. Harper.

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

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

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

11 THE MODERATOR: Unless there's another
12 question.

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

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

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

24 The red area is open space and the Town

1 acquired that open space with Land Bank funds.

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

11 So, that's the area.

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

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

1 Next slide, please.

2 Those are the funding sources that I've
3 talked briefly about.

4 Next slide, please.

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

8 Next slide, please.

9 Okay, what's happened. This Town
10 Meeting has already appropriated a little over
11 \$400,000 for the irrigation system, which is
12 estimated to cost about \$1.2 million.

13 We planned and presented to you at the
14 last Town Meeting that that strategy would be to
15 continue to seek funds through both Community
16 Preservation funds and Town funds as those are
17 available to build up a reserve so that the Town
18 can ultimately replace the irrigation system which
19 was in a depreciated state when the Town acquired
20 the golf course, and this Town Meeting was informed
21 of that when it had a gentleman named Terry Buchen
22 of Golf Agronomy International did an assessment of
23 the property prior to the Town acquiring it and
24 told all of us that the irrigation system would

1 need to be replaced likely in the first ten years.

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

14 If I could have the next slide, please.

15 The Town has performed a complete update
16 of its investment analysis of this property. It
17 was this analysis that was presented to the Finance
18 Committee and the Golf Advisory Committee. It's
19 been posted on the Golf Advisory's Committee's page
20 for many months, for a long time. That analysis
21 determined that the Town's course is performing
22 well and as can be - as good as can be expected in
23 this current economic climate. And that was about
24 18 months ago and I can tell you - I think Matt

1 Burgess is here from - our manager, from Falmouth
2 Country Club - that we're having a very good year,
3 gratefully. Things are turning around a little
4 bit, which is very positive for the Town.

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

9 Next slide, please.

10 The irrigation system is needed and it's
11 a cost that's not recoverable through the operator.

12 It simply doesn't drive rounds or revenue per
13 round.

14 The market trends. In 2000, just as the
15 Town was acquiring the property, golf courses,
16 many, many golf courses, over 399 golf courses
17 operated - opening in a day in 2000 in our own
18 region. There was tremendous growth in the number
19 of golf courses in the Upper Cape region and just
20 in the South Shore, and with six courses developed
21 just in the Town of Plymouth, very close in a
22 competitive marketplace to Falmouth Country Club.
23 As a result, in the golf economy, which I'm sure
24 you're all familiar with, the valuations in the

1 golf properties lost value from 45 to 70 percent.

2 The Town of Falmouth has fared better
3 than most.

4 Next slide, please.

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

14 To the last slide, please.

15 There is an annual base fee that begins at
16 \$395,000 and ends at \$400,000 in Fiscal 2019. At
17 the end of the second year we have some flexibility
18 that may allow us to enter into the food and
19 beverage operations, which will again require me
20 coming back to you, more than likely, to make some
21 improvements in the clubhouse to allow for the
22 appropriate kitchen amenities to make that type of
23 food and beverage operation possible.

24 Next slide, please.

1 The capital improvements associated with
2 the property are spelled out in the lease agreement
3 and Exhibit B, all of which are on the Town's Golf
4 Advisory Committee web page for your viewing. The
5 operator contributed \$145,000 to the Town for
6 improvements, including repairs to the leaky roof.

7 This was a mom and pop operation. The
8 building was not maintained well during its first
9 30 or 40 years in operation and there was no
10 funding and investment in the property while the
11 Town has owned it over the last ten years. That
12 building is in need of some tremendous investment.

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

23 The Town of Falmouth agreed to fund
24 equipment, and that equipment is Town-owned

1 equipment that will remain with the property if the
2 two parties choose to separate at the end of five
3 years. You'll see in this Capital Improvement Plan
4 I think it's about \$53,000 for some very specific
5 equipment that Matt Burgess can talk about later if
6 we need to. But there's very specific equipment
7 needed to continue the affect of the effective,
8 efficient operations of the Country Club. The
9 total value of the lease is about \$2.29 million
10 over the five year term, and that's revenue to the
11 Town.

12 Next slide, please.

13 Just to give you a sense of how do we
14 compare to the marketplace, if you take a look at
15 the recent agreements of Truro Links, Rockland Golf
16 Course, Strawberry Hills, they all look at between
17 13 percent and 16 percent of gross annual revenue.
18 The Town of Falmouth's agreement is 23 to 26
19 percent of gross annual revenue over the five year
20 term.

21 Next slide, please.

22 If you'll look at this -- I'm sorry that
23 it's faint -- but we do have a significant debt
24 service payment that we have to make on an annual

1 basis. That ranges from about \$600,000 a year.
2 The strategy of the Town ten years ago was to have
3 a level debt service payment because we knew that
4 in the early years of operation we may not generate
5 the type of revenue needed to meet what would've
6 been very high interest, high principal payments.
7 So we have a very tremendous obligation through the
8 life of the note of a flat, \$600,000 debt service
9 payment. We'll continue to investigate options to
10 refinance that.

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

18 So I thank you for the time.

19 THE MODERATOR: Okay, Mr. Donahue.

20 MR. DONAHUE: Bob Donahue, precinct 3.

21 Through you, Mr. Moderator to whoever wants to pick
22 up the ball.

23 Have we ever looked into selling the golf
24 course and could we bail out and what - what- where

1 does it stand?

2 MS. HARPER: The 300 Committee owns a
3 conservation restriction on the property; you have
4 to ask them first. So you really - you really
5 can't sell it. The Town committed that property
6 to the 300 Committee.

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

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

16 THE MODERATOR: Okay, Mr. Vieira.

17 MR. VIEIRA: Jim Vieira, precinct 6.
18 And when we purchased the golf course, I was the
19 Finance Committee representative on the team that
20 negotiated the purchase. And I can tell you that
21 we absolutely knew at the time about the condition
22 of the irrigation system. What Ms. Harper has
23 said to you is absolutely correct. This - we knew
24 this was coming and we knew going in, we had our

1 eyes totally open about this, that we were going to
2 have to replace the irrigation system.

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

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

12 FROM THE FLOOR: Question.

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

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

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

20 About four years ago the Board of
21 Selectmen asked the Town Manager to develop some
22 plans for consolidating departments and facilities
23 wherever possible and financially beneficial.
24 Consequently we created the Finance Department, as

1 well as the Department of Marine and Environmental
2 Services, and we began looking into the possibility
3 of a consolidate dispatch to serve the unified
4 needs of Fire, Rescue, Police, DPW and Marine and
5 Environmental Services.

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

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

23 Other members of the Board and I felt
24 confident that a neutral site would be the best

1 location, and the Town Manager recommended an area
2 within the Gus Canty Community Center as the most
3 efficient and cost effective alternative.

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

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

16 So we had something to compare this
17 analysis to. And in order responsibly to consider
18 all reasonable existing possibilities, we asked
19 Kaestle Boos architects to look into both the Fire
20 station and the Police station. In addition, we
21 asked them to determine whether either the present
22 dispatch centers could be adjusted to fit the
23 future needs. Unfortunately, neither current
24 center could be adjusted to do so.

1 The telecommunication consultant IXP
2 determined that either site would work without
3 significant telecommunications enhancement
4 necessary. The architectural firm Kaestle Boos
5 reported the comparative costs initially, with the
6 expectation that all of the work would be done
7 through procurement by outside contractors.

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

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

20 If I were a professional architect or
21 technology analyst, I might feel qualified to
22 question the recommendations of our hired
23 consultants. Or if I were a professional
24 politician, I might have looked for a

1 recommendation that would make me popular with the
2 most outspoken citizens. However, I am a
3 professional mathematician, and I do feel qualified
4 to analyze the numbers and the projected
5 efficiency. And that is why the Board of
6 Selectmen and I have recommended the optimum of the
7 amount of \$578,500 to support our choice for the
8 Police Station as the optimum location of the
9 Consolidated Dispatch Center. Thank you.

10 THE MODERATOR: Okay, discussion on this
11 article.

12 Mr. Dufresne. Or, on the line item.

13 MR. DUFRESNE: Adriene Dufresne,
14 precinct 2.

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

19 At the last Town Meeting this board or
20 this body kind of indicated that the Fire Station
21 was a preferred site. I'm quite familiar with the
22 operations of the Police Department. I do know
23 that we put a substantial addition on the Fire
24 Department, with a reserved space on the third

1 floor.

2 How it costs \$700,000 to take an existing
3 facility which has the antennas, it has the parking
4 -- we just bought some additional parking space on
5 King Street to increase the potentials for that
6 particular location. How it can cost \$700,000.

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

12 FROM THE FLOOR: Can't hear you.

13 MR. DUFRESNE: Huh?

14 THE MODERATOR: They're just having
15 trouble hearing you, that's all.

16 MR. DUFRESNE: I didn't hear that.

17 THE MODERATOR: They were saying they're
18 having trouble hearing you.

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

23 But anyway, I think if we vote zero, let
24 them go back to the drawing board and take a re-

1 analysis of that facility at the Fire Station,
2 which has the antenna, which has the parking, which
3 has the additional space necessary. And it's
4 vacant. It's a weight-lifting room. And as far
5 as I'm concern, I have a heartburn when I think
6 it's going to cost \$700,000 to put a communications
7 center in that location.

8 My motion is to take out 700,000.

9 THE MODERATOR: Okay. So it's actually
10 we're going to strike - the main motion is the
11 \$578,500. So it's to zero out the Consolidated
12 line.

13 Discussion on the amendment. Ms.
14 Lichtenstein.

15 MS. LICHTENSTEIN: Leslie Lichtenstein,
16 precinct 8.

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

20 I don't know how many people have been to
21 the Cape Cod Commission's website, but they have a
22 beautiful tool. You can plug in your address
23 anywhere on the Cape and see where the flood plain
24 is around you and where the water will be in any

1 hurricane situation 1 to 5. Okay? I suggest you
2 plug in the Police Station and see what's there.
3 We're going to put something in a cellar, folks.
4 I mean, come on. You don't put something in a
5 cellar. We're talking about raising things.
6 I'm not sure where it should be. I
7 think it should be up, definitely, not down.
8 Thank you.

9 THE MODERATOR: Okay, Mr. McNamara.

10 [Applause.]

11 THE MODERATOR: Let's go.

12 Mr. McNamara.

13 MR. MCNAMARA: Matt McNamara, precinct
14 7.

15 I certainly agree with Mr. Dufresne's
16 motion, here.

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

22 The first plan for Gus Canty was \$50,000.
23 And we've talked about planning money, we've talked
24 about construction money. \$50,000. It mushroomed

1 up to a million dollars. You're all applauding
2 the Selectmen for saving us to get us back to
3 \$578,000; I don't see any applause there at all,
4 because what was \$50,000 is almost now \$600,000.

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

7 Now, the last Town Meeting action was I
8 think further than just support of the
9 communication - the Consolidated Communication
10 Center. Mr. Putnam's amendment was \$75,000 for
11 the Fire headquarters.

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

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

23 Quite frankly, five years from now the
24 equipment that we buy will probably be as obsolete,

1 as we know the way new equipment goes.

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

8 [Applause.]

9 THE MODERATOR: Mr. Putnam. Mr.
10 Putnam.

11 MR. PUTNAM: Brent Putnam, precinct 9.

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

19 THE MODERATOR: Okay. We've got a
20 presentation here. Mr. Suso.

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

23 I do have a few PowerPoint slides with
24 some background information that hopefully will be

1 of assistance to Town Meeting.

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

14 Town Meeting also in April - November,
15 2014, authorized initial facilities funding. Back
16 in your April Town Meeting you authorized the new
17 Consolidated Dispatch positions. We gave you the
18 staffing plan for Consolidated Dispatch, which you
19 approved, and the position descriptions.

20 Also in April you authorized additional
21 preliminary funding for the facility that was
22 \$75,000, as has been referred.

23 I do want to clarify one item. It was
24 erroneously suggested that someone - I'm not sure

1 who - proposed \$50,000 in funding for the Gus Canty
2 Community Center; that was never the case. It was
3 \$250,000, and certainly the record reflects that.

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

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

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

24 Moving along to summaries of the study by

1 Kaestle Boos, the architect. Again, this was the
2 only architect that looked at these two facilities.
3 Any suggestion that we had dueling architects or
4 multiple architects is based on misconception.

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

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

23 The dispatch layout is not a preferred
24 layout because of adjacencies and sight lines. An

1 existing bathroom must be demolished to provide
2 adequate space for dispatch. The administrative
3 office is not readily accessible because of the
4 elongated space. Kaestle Boos, the professional
5 architect, has a cost estimate of \$729,300.

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

11 Moving onto the next slide.

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

21 Quoting Kaestle Boos on the lower level
22 of the Falmouth Police headquarters, this option is
23 the most cost-effective renovation solution for
24 meeting the program. Also, the available space is

1 regular in shape, it is easily renovated for this
2 use, it's separated from the public traffic, the
3 existing training room on the main level can be
4 utilized if more space is required for the server
5 or break rooms. However, it needs to be made
6 accessible, which can be easily done. The sanitary
7 line extension is right below the slab on the left-
8 hand side.

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

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

17 Next slide.

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

22 Two more slides.

23 IXP Corporation did a radio communication
24 assessment. Much has been made about the

1 locations of the antennas. That is not a
2 significant issue, as IXP has determined - and
3 again, we have a representative here tonight - the
4 Falmouth Fire primary dispatch communications radio
5 system hardware could be re-used and re-located to
6 Police headquarters without the need for any
7 elevated tower structure.

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

13 Next slide.

14 Again, IXP radio communications
15 assessment, quoting that telecommunications
16 consultant: the tower located at the main Fire
17 Department building supports a city legacy radio
18 equipment, city wireless network and a wireless
19 alarm system. If continued connectivity to these
20 systems is required, there are multiple ways to
21 connect back to the tower. This is the 21st
22 Century. These solutions include dedicated leased
23 phone company cable, point to point ethernet
24 radios, or the two items that are already in place:

1 utilize the city's wireless network and the
2 existing Town fiber network. Already in place,
3 already fully functional.

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

9 FROM THE FLOOR: [Inaudible.]

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

13 MR. NETTO: [No mic:] I'd like to make a
14 motion.

15 THE MODERATOR: Let's get there, first.

16 MR. NETTO: [No mic: inaudible.]

17 THE MODERATOR: I know. It's not
18 eleven o'clock, yet.

19 So who's my next speaker on this one?
20 Mr. Murphy. Mr. Murphy.

21 MR. MURPHY: I'm a little disappointed
22 tonight because this Capital Plan is the Board of
23 Selectmen's Capital Plan and Doug is the first one
24 we've heard from tonight from the Board of

1 Selectmen to be able to justify each and every one
2 of these items. They know the inner workings and
3 how they came to this point. They need to be able
4 to explain that to you and I'm disappointed they
5 have not done so.

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

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

18 What needs to happen in public safety as
19 we move forward is that we need to have both the
20 Police and the Fire Department in the same room,
21 because there's repetitive action that happens on a
22 call. They need to be able to be in that room.
23 And that's actually what we found out in that
24 workshop in 2013.

1 So we had three ways to proceed down the
2 road. One was go to the Sheriff's Department, who
3 has a state-of-the-art facility. But
4 unfortunately, if you call the Sheriff's Department
5 you may not get somebody who knows Falmouth like
6 our current dispatchers in the Police and Fire
7 Department do.

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

15 Let's not get caught up and put our heads
16 in the sand. We need to combine the dispatch. It
17 would be good to say, "Well, you know, the Police
18 Department has their turf war and the Fire
19 Department has their turf war." It's not about
20 either of their turf wars. It's about each and
21 every one of us getting our best bang for the buck.
22 Getting a dispatch system that is actually going to
23 work and work properly, for both a medical and a
24 public safety issue at the same time.

1 Darn, Folks, we have an opportunity now.
2 If we don't make this opportunity now, in two
3 years, when we're still squabbling about it, the
4 state is going to come in and mandate us do
5 something. And they may mandate us to go to the
6 Sherif's Department or the County.

7 I urge you to vote for this article.

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

13 MS. MATTISON-EARLS: Donna Mattison-
14 Earls, precinct 4.

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

21 We are not experts in communication
22 systems, unless that's our job. We need this.
23 It's time somebody spoke in favor of the
24 recommendation of the Selectmen to go ahead with

1 this process. We've needed it for a year or more,
2 now. It's only going to get more expensive.

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

6 FROM THE FLOOR: Vote.

7 THE MODERATOR: Okay, Ms. Putnam.

8 MR. NETTO: Mr. Moderator.

9 THE MODERATOR: Wait a minute. It's
10 not eleven o'clock yet.

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

13 MS. PUTNAM: Rebecca Putnam, precinct 9.

14 I'm not sure how many of you in this room
15 have needed to call an ambulance. In August, I had
16 chest pain heading back over the Bourne Bridge,
17 driving home. And my husband will tell you I am
18 not one to pull over and dial 9-1-1. I dialed 9-1-
19 1 at the Beach House parking lot and I was directed
20 to County. It took them ten minutes to route me
21 to Falmouth's dispatch. Once Falmouth's dispatch
22 got my 9-1-1 call for my chest pain, that ambulance
23 was there within two minutes.

24 I think that we really need to consider

1 why we are not consolidating this dispatch.
2 Because, when you consolidate that dispatch, your
3 call is going right to our Town's dispatch, and
4 someone needing that assistance quickly for
5 something like chest pains, a stroke, those are
6 major health concerns -

7 THE MODERATOR: Okay -

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

10 THE MODERATOR: Okay, the hour has
11 reached eleven o'clock.

12 FROM THE FLOOR: Vote, vote, vote.

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

20 [11:00 p.m, whereupon, meeting adjourned.]

21
22
23
24

C E R T I F I C A T E

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

PLEASE NOTE: THE FOREGOING CERTIFICATION OF THIS
TRANSCRIPT DOES NOT APPLY TO ANY REPRODUCTION OF THE
SAME BY ANY MEANS UNLESS UNDER THE DIRECT CONTROL AND/OR
DIRECTION OF THE CERTIFYING REPORTER.