



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

April 9, 2020 – 6:30 PM

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

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, **the April 9, 2020 public meeting of the Falmouth Zoning Board of Appeals shall be physically closed to the public to avoid group congregation.**

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

1. The meeting will be televised via Falmouth Community Television.
2. Real-time public comment can be addressed to the Zoning Board of Appeals utilizing the Zoom virtual meeting software for remote access. This application will allow users to view the meeting and send a comment or question to the Chair via the Chat function. Submitted text comments will be read into the record at the appropriate points in the meeting.
 - a. Zoom Login instructions:
 - i. Instructions and the meeting link for this specific meeting can be found at the following web address: <http://www.falmouthmass.us/1076/ZBA-Remote-Public-Hearings>
 - ii. Please plan on 10-15 minutes of preparation time to log in though it may be less if you have previously used Zoom on the device you will use to access this meeting.
3. Additionally public comments may be sent in advance of the meeting to falzba@falmouthma.gov **at least 5 hours prior** to the beginning of the meeting. Documents and audio or video files may also be submitted via email. Submitted email comments and documents will be made a part of the meeting record and may be read into the record, summarized or displayed during the meeting, at the discretion of the Chair.
4. Applicants, their representatives and individuals with applications before the Zoning Board of Appeals may appear remotely and are not required to be physically present. Applicants, their representatives and individuals with applications before the Zoning Board of Appeals may contact the ZBA Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software.

Public Comment 6:30 PM:

Continuation(s) 6:30 PM:

#072-19 Mullen, 410 Surf Drive, Falmouth - a modification of existing special permit #106-91 to allow an elevated bath house on existing pilings

#001-20 Chevalier, 426 Menauhant Road, East Falmouth – requesting a special permit to construct a pool; increasing lot coverage by structures

#003-20 Falmouth Housing Trust, Inc., lots 9 and 10 Pam’s Way, East Falmouth – requesting a special permit to modify the December 8,2004 Planning Board decision regarding affordable housing requirements

#078-19 Buzzards Bay Development LLC, 40 Shore Street, Falmouth – comprehensive permit to renovate existing single family dwelling and construct seven (7) single-family dwellings; two (2) units will be affordable

New Hearings 6:30 PM:

#009-20 – Hibbitt, Trustee, 8 Mast Road, Woods Hole -special permit / variance to raze and reconstruct the existing dwelling and allow an accessory structure (shed) within the front yard setback

#014-20 Stockley, 56 Nickerson Street, Teaticket – special permit to construct an attached garage with habitable space above; increasing lot coverage by structures over 20%

#016-20 Andrade, 209 Currier Road, East Falmouth – special permit to allow a detached garage in the front yard, with an accessory apartment on the 2nd floor

#017-20 Geary, 77 Brick Kiln Road, Hatchville – special permit to construct a detached garage/workshop with attached carport; exceeding 900s/f of garage space

Open Meeting:

1. Vote minutes: April 2,2020
2. Board Discussion
3. Board Updates
4. Future Agenda Items

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