



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

May 14, 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 May 14, 2020 public meeting of the Falmouth Zoning Board of Appeals shall be physically closed to the public to avoid group congregation.**

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

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

Public Comment 6:30 PM:

Continuation(s) 6:30 PM:

#063-19 Kachadoorian / Balas, 18 Tashmoo Drive, East Falmouth – appealing inaction of Building Commissioner and requesting zoning enforcement regarding placement of two floats (TH,KF,RD,EVK)

#087-19 Kachadoorian / Balas, 18 Tashmoo Drive, East Falmouth - appealing the Building Commissioner’s decision of November 20, 2019 (TH,KF,RD,EVK)

#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 (TH, KF,RD, EVK, MB)

#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

New Hearings 6:30 PM:

#024-20 Klauer, 55 Blair Lane, West Falmouth – requesting a special permit to allow a third garage bay on subject property known as 55 Blair Lane, West Falmouth, Ma.

#020-20 Bradshaw, Trustees, 8 Elysian Avenue, Falmouth – requesting a special permit to construct a 2nd floor addition

#019-20 Mannix / Shields, 10 Crown Avenue, Falmouth – requesting a modification of special permit #066-88 to raze and reconstruct the existing cottage

#021-20 Mueller, 91 Central Avenue, East Falmouth – requesting a special permit to allow a home-based landscape business

Open Meeting:

1. Vote minutes: April 30,2020
2. Review draft decision with possible vote - #016-20 Andrade, 209 Currier Road, East Falmouth
3. Review draft decision with possible vote - #018-20 Tamm, 8 Blacksmith Shop Road, West Falmouth
4. Board Discussion with possible vote to grant authority to the Zoning Administrator RE: requests for outdoor seating
5. Board Discussion-
Management of abutter participation for Zoom hearings.
6. Board Updates
7. 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 May 28, 2020 at 6:30 PM – Selectmen’s Meeting Room – Town Hall