



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

May 28, 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 28, 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:

#090-19 Reppucci, 24 Prospect Street, Falmouth – requesting a special permit to construct an addition to the 2nd floor of the dwelling and allow office space on the 2nd floor of the detached garage with a new deck / stairway (TH, EVK, JM, MB)

#096-19 March, 94 Nantucket Avenue, Falmouth – requesting a special permit to renovate existing dwelling and construct a 2nd floor addition (TH, RD, EVK, MB, JM)

#008-20 Arthur, 40 Loren Road, North Falmouth – requesting a special permit to replace existing deck with a covered patio and construct an addition to the 2nd floor (TH, KF, RD, EVK, SZ)

#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 (TH, RD, EVK, MB)

New Hearings 6:30 PM:

#025-20 CMM Ventures LLC, 335 Shore Street, Falmouth – requesting a special permit to raze and reconstruct the pre-existing non-conforming single family dwelling; exceeding 20% lot coverage by structures

#026-20 Hunt, 16 Clinton Avenue, Falmouth – requesting a special permit to enclose existing porch and construct an addition at the rear of the dwelling

#027-20 797 Main Street LLC, 797 Main Street, Falmouth – requesting a special permit to construct an addition to existing building and convert to a restaurant with three (3) apartments located above

Open Meeting:

1. Vote minutes: April 30, 2020 and May 14, 2020
2. Board Administrative Approval, Roggiolani, 179 Jones Road, Falmouth – allow windows to be installed on 2nd floor of detached garage
3. Request for insubstantial changes to approved comprehensive permit - #020-19 Meawad, 0 and 213 North Falmouth Highway, North Falmouth
4. Board Discussion-
Management of abutter participation for Zoom hearings.
5. Board Updates
6. 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 June 11, 2020 at 6:30 PM – Selectmen’s Meeting Room – Town Hall