



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

August 20, 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 **August 20, 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.

*Agenda updated 8/14/20 at 2:00 p.m. to correct project description for 33 Chester Street.

Public Comment 6:30PM:

Continuation(s) 6:30 PM:

#037-20 Ferreira, 10 Terry Lou Avenue, East Falmouth – requesting a special permit to construct an addition to the pre-existing non-conforming single family 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 (TH, KF, RD, EVK, SZ)

#036-20 Wings Pond LLC, 63 North Falmouth Highway, North Falmouth – requesting a comprehensive permit to construct six(6) duplex buildings totaling twelve(12) units; three(3) units will be affordable (TH, KF, RD, EVK, SZ)

Public Hearing(s) 6:30 PM:

#043-20 Brown, 159 Upalong Road, East Falmouth – requesting a special permit to relocate existing garage and construct a pool within the front yard, more than 50’ from the front property line

#039-20 Porter / Samaha, 19 Clinton Avenue, Falmouth – requesting a special permit to raze and reconstruct the detached garage adding living space above

#041-20 Fanning, Trustees, 33 Chester Street, North Falmouth – requesting a special permit to raze and reconstruct pre-existing, nonconforming dwelling *

Open Meeting:

1. Vote minutes: July 9, 2020 and July 23, 2020
2. Request for Insubstantial Change RE: Comprehensive Permit #006-19, condition #6 Locustfield LLC, Beach Plum Path (430 Locustfield Road, Hatchville)
3. Board Discussion-
Management of abutter participation for Zoom hearings.
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 September 3, 2020 at 6:30 PM – Selectmen’s Meeting Room – Town Hall

*Agenda updated 8/14/20 at 2:00 p.m. to correct project description for 33 Chester Street.