

## Zoning Board of Appeals Decisions Decisions for: 05-27-2014

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Town of Falmouth  
Zoning Board of Appeals

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59 TOWN HALL SQUARE, FALMOUTH, MA 02540

May 27, 2014

Robert H. Ament  
Ament Law Firm  
39 Town Hall Square  
Falmouth, MA 02540

RE: Special Permit 110-13 – Woods Hole Golf Club, Inc.  
161 Quissett Ave., Falmouth – Map 50, Section 02, Parcel 002, Lot 003

Dear Attorney Ament:

At a duly posting meeting of the Board of Appeals held on May 15, 2014, the Board reviewed and discussed a revised Site Plan for the above referenced. Members present were Chairman David Haddad, Acting Clerk Matthew McNamara, Associate Kimberly Bielan and Associate Mark Cool [both Associates sitting as voting members this date].

Special Permit 110-13 was granted by the Board of Appeals on January 21, 2014 to allow the construction of an additional warehouse/office structure on subject property with associated parking. On March 27, 2014 the applicant asked for an administrative approval from the Board to flip the building and the parking to allow better access to the existing maintenance building on the property. The Board gave administrative approval contingent upon a plan being revised and submitted to the Zoning Administrator confirming that the revised plan shows the changes as represented to the Board.

On May 15, 2014 the Administrator reviewed the revised plan with the Board of Appeals and noted that the revisions had been before the Planning Board as a modified Site Plan Review with approval (see letter of April 30, 2014 from Planning Board). The Board further noted an e-mail from the Fire Prevention Officer dated April 24, 2014 stating that the modified plan had been reviewed and there are no issues. The Board questioned Attorney Ament and asked for clarification on the cart path and the parking spaces.

Attorney Ament briefly reviewed the plan noting that the revised plan improves the use of the cart path to the south and the west areas of the golf course (see plan); and he further noted the relocation of storage bins to accommodate the revised parking areas. Attorney Ament reiterated that the forty-four (44) parking spaces will be used as employee parking only as stated in the initial hearing for Special Permit 110-13.

Based on the above the Board administratively approved the revised "Site Plan" represented herein as motion by Member McNamara, seconded by Member Bielan and carried with a 4 – 0 vote. The approval is based on the following conditions:

Robert H. Ament  
Woods Hole Golf – 161 Quissett Ave.  
Administrative Approval  
May 27, 2014  
Page 2

The administrative approval by the Board is based on the following conditions:

1. The new maintenance building and associated parking shall be as shown on the "Site Plan Proposed Maintenance Building" prepared for Woods Hole Golf Club, Inc. 161 Quissett Avenue Woods Hole, Massachusetts drawn by BSS Design, Inc. dated December 3, 2013 with a final revision date of April 21, 2014 and with a Board date 'received' stamp of May 12, 2014.
2. There shall be no derogation whatsoever of any conditions set forth in the Decision of Special Permit 110-13 except as stated herein.
3. The forty-four (44) parking spaces shall be used solely by employees of the Woods Hole Golf Course.

This approval shall be submitted to the Town Clerk with a copy forwarded to you on behalf of Woods Hole Golf Club, Inc. If you have any further questions regarding this approval, please do not hesitate to contact me.

Sincerely,

David Haddad  
Chairman of Board of Appeals

cc: Eladio Gore, Building Commissioner  
Board Members

**Notes:**

AA 110-13 Woods Hole Golf Club / 161 Quissett Ave / posted to web 5/28/14 mm