

Vol. Three
110 pages

COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH

APRIL TOWN MEETING

Memorial Auditorium
Lawrence School
Lakeview Avenue
Falmouth, Massachusetts

MODERATOR: David T. Vieira

TOWN CLERK: Michael Palmer

Wednesday, April 5, 2017

7:00 p.m.

Carol P. Tinkham
Professional Court Reporter
321 Head of the Bay Road
Buzzards Bay, MA 02532
(508) 759-9162
caroltinkham@gmail.com

A N N U A L T O W N M E E T I N G

I N D E X

ARTICLE	DESCRIPTION	PAGE
1	- Choose Town Officers	1-26
2	- Hear Reports of Committees and Town Officers	1-28
3	- Authorize Selectmen to settle claims, suits ..	1-59
4	- Authorize Selectmen to apply, accept grants ..	1-23
5	- Fix Salaries of Town Officials	1-60
6	- Authorize Revolving Funds	1-24
7	- Amend Ch. 240 Code Accessory Apartments	1-68
8	- Amend Art. 240-69.A Business Redevelopment ..	1-24
9	- Accept Laying Out Hooppole Road	1-24
10	- Affirm Recreational Marijuana Establishments.	1-134
11	- Amend Ch. 156 Code Synthetic Marijuana	1-24
12	- Amend Ch. 1 Code Synthetic Marijuana	1-24
13	- Pet.: Amend Ch. 235 Code Wetland Protection .	1-143
14	- Petition to MA General Court N. Fal. Library.	2-95
15	- Coonamessett River Restoration Project	2-96
16	- Amend Town's Classification Plan	2-97
17	- Amend Town's Classification Plan	2-143
18	- FY 2018 Operating Budget	2-144
19	- Fund - General Stabilization Fund	1-24
20	- Fund - Capital Improvement Stabilization Fund	1-24
21	- Fund - Other Post Employment Benefits Tr.Fund	1-24
22	- Fund - Workers Compensation Trust Fund	1-24
23	- Fund - Cost of Living Adjustments	3-7
24	- Fund - Debt Stabilization Fund	1-24
25	- Supplement Prior Votes to Apply Bond Premium.	3-10
26	- Fund - Design and Construction Senior Center.	3-12
27	- Fund - Town Hall Telephone System	3-72
28	- Fund - Construction of New Skateboard Park ..	3-73

A N N U A L T O W N M E E T I N G

I N D E X

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
29 - Fund	- Robbins Road Bulkhead Repair	3-88
30 - Pet.:	Fund Maintenance Shining Sea Bike Way .	1-24
31 - Pet.:	Fund Comprehensive Wastewater Man. Plan	1-24
32 - Fund	- Unpaid Bills	1-24
33 - FY 2017	Budget Transfers	3-89
34 - FY 2017	Budget Appropriations	3-96
35 - CPC	- Habitat for Humanity Cape Cod	3-97
36 - CPC	- Coonamessett Greenway Gateway Park	3-107
37 - CPC	- Woods Hole Pub. Library Exterior Rehab.	1-25
38 - CPC	- Conant House Fence	3-108
39 - CPC	- West Falmouth Library and Archives	1-25
40 - CPC	- Nobska Light Station Preservation	1-25
41 - CPC	- Oak Grove Cemetery Preservation	1-25
42 - CPC	- Falmouth Historical Comm. List Building	1-25
43 - CPC	- Falmouth Housing Production Plan	1-25
44 - CPC	- Administrative Expenses	1-25
45 - CPC	- Community Housing Reserve	1-25
46 - CPC	- Historic Preservation Reserve	1-25
47 - CPC	- Falmouth Affordable Housing Fund	1-25
48 - CPC	- Budgeted Reserve	1-25
49 - CPC	- Land Bank Debt Reserve	1-25

S P E C I A L T O W N M E E T I N G

I N D E X

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1 - FY 2016	Budget Transfers	2-11
2 - FY 2016	Budget Appropriations	2-48
3 - Fund	- Unpaid Bills	2-76

P R O C E E D I N G S

1
2 THE MODERATOR: All Town Meeting
3 Members please come forward; take your seats.
4 Don't forget to sign in. Attendance will be
5 published in the Falmouth Enterprise.

6 [Pause.]

7 THE MODERATOR: Okay, all Town Meeting
8 members present please come forward, take your
9 seats. We need to establish a quorum to return
10 to the Annual Town Meeting.

11 [Pause.]

12 THE MODERATOR: Okay, our tellers this
13 evening: in the first division will be Mr. Netto;
14 in the second division will be Ms. Cuny; and in
15 the third division will be Ms. Schneider.

16 All Town Meeting Members present please
17 rise for the establishment of the quorum and the
18 tellers will return a count.

19 [Pause.]

20 THE MODERATOR: In the first division,
21 Mr. Netto.

22 MR. NETTO: 33.

23 THE MODERATOR: 33.

24 In the third division, Ms. Schneider?

1 MS. SCHNEIDER: 53.

2 THE MODERATOR: 53.

3 In the second division, Ms. Cuny?

4 MS. CUNY: 82.

5 THE MODERATOR: 82.

6 By a counted vote of 168, we have a
7 quorum and I call the Annual Town Meeting back
8 into session.

9 All present please rise for the Pledge
10 of Allegiance.

11 [Pledge of Allegiance taken.]

12 THE MODERATOR: At this time I'll
13 recognize our new Assistant Town Manager, Peter
14 Johnson-Staub, for the invocation.

15 MR. JOHNSON-STAUB: I do exist.

16 [Laughter.]

17 MR. JOHNSON-STAUB: Lord, when it comes
18 to meeting and communicating with each other,
19 help us to be good listeners. Help us to be
20 open-minded, putting aside our own agendas.
21 Help us to be honest without being insensitive.
22 Help us to be respectful without being too formal
23 or artificial. Help us to question and
24 challenge without being harsh. Help us to be

1 aware that this is just one moment, just one
2 meeting. And lastly, help us to remember that
3 you, too, are always meeting and communicating
4 with us. Amen.

5 THE MODERATOR: Amen.

6 So we just received some good news this
7 afternoon as I was driving down Thomas Landers
8 Road this morning on the way to the State House
9 for a formal session. Eversource had its trucks
10 out at the driveway to the landfill and they've
11 completed the hookup of the solar field in
12 Falmouth.

13 [Cheers and applause.]

14 THE MODERATOR: Testing will happen
15 again tomorrow and, after the final test in 72
16 hours the - after the final test is completed,
17 it'll go. So, Mr. Fox, on behalf of the
18 community, we'd like to thank you for your
19 tenacity and persistence, and your committee,
20 moving forward and getting this project underway.

21 [More cheers and applause.]

22 THE MODERATOR: So, I got elected to my
23 first position as a student representative to the
24 Falmouth School Committee back in 1991, and

1 during that year another individual in this
2 community got elected to the Falmouth School
3 Committee. And unlike myself, who has come and
4 gone into various positions, she has served
5 continuously for the last 26 years as a member of
6 that committee and for many years as its
7 chairman. And tonight we'd like to thank and to
8 recognize as her last Town Meeting as a Town
9 Meeting member, Town Meeting Member Susan
10 Augusta.

11 Susan, thank you so much for your
12 mentorship when I was on the School Committee and
13 your time, 26 years on the Falmouth School
14 Committee.

15 [Standing ovation.]

16 THE MODERATOR: But we're not going to
17 let you off the hook as a Town Meeting member.
18 We're going to get your 40 in, right?

19 Okay, so let's see. Last night we
20 completed the budget and the next article that we
21 had held is Article 23. Article 23, this is
22 cost of living adjustments to raise and
23 appropriate \$450,000.

24 Madame Chairman for the main motion.

1 CHAIRMAN VOGEL: Mr. Moderator, I move
2 Article 23 as recommended.

3 THE MODERATOR: As recommended. Mr.
4 Lewis held this article. Mr. Lewis with us
5 tonight? He's not here tonight.

6 Any discussion on Article 23? Yes,
7 Mr. Noonan.

8 MR. NOONAN: Mr. Moderator, just a
9 quick question. Why was the 450,000 not carried
10 in the budget instead of a line item?

11 THE MODERATOR: Ms. Petit.

12 MS. PETIT: Good evening. The last
13 couple years we've been putting it in as a
14 separate warrant article. It has the same
15 funding source. And so we wanted to highlight
16 it, so we pulled it out of the budget, but it
17 operates the same way.

18 THE MODERATOR: Any further discussion?
19 Mr. Shearer.

20 MR. SHEARER: Dan Shearer, Precinct 6.

21 I'm just curious as to how you decide
22 when a cost of living should be. I mean, right
23 now there isn't - we supposedly aren't having a
24 raise in the cost of living, so. Or is this

1 just an automatic thing that goes every year no
2 matter what?

3 MS. PETIT: This is for - the Town of
4 Falmouth has nine unions that we enter into
5 negotiations with.

6 MR. SHEARER: Uh-huh.

7 MS. PETIT: And so this set-aside,
8 which we do every year, for those negotiations
9 with the nine unions. We do not have a settled
10 contract as yet, but this is a set-aside.

11 MR. SHEARER: So it really isn't a cost
12 of living, it's just a bonus raise every year.

13 FROM THE FLOOR: No.

14 MR. SHEARER: What? Why?

15 THE MODERATOR: It's set aside subject
16 to the contract negotiation for the cost of
17 living adjustment.

18 Further discussion on Article 23?

19 Hearing none, the question will come on
20 the main motion as recommended. All those in
21 favor, signify by saying aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [None opposed.]

1 THE MODERATOR: The ayes have it
2 unanimous.

3 Article 25. Madame Chairman for the
4 main motion.

5 CHAIRMAN VOGEL: Mr. Moderator, I move
6 Article 25 as recommended.

7 THE MODERATOR: As recommended. This
8 is to vote to supplement each prior vote of the
9 Town that authorizes the borrowing of money to
10 pay costs of capital projects to provide that, in
11 accordance with Chapter 44, Section 20 of the
12 General Laws, the premium received by the Town
13 upon the sale of any bonds or notes thereof,
14 unless any such premium applied to the payment of
15 the costs of issuance of such bond or notes, may
16 be applied to pay project costs, and the amount
17 authorized to be borrowed for each such project
18 shall be reduced by the amount of any such
19 premium so applied.

20 Ms. Schneider, or Mr. Schneider. Yeah.
21 No, no, let's do it with a microphone, please.

22 MS. SCHNEIDER: I'm sorry, I only held
23 this because at the Precinct 4-7 meeting, we were
24 told that there would actually be on Town Meeting

1 floor the actual recommendation given. It was
2 not - it was corrected and they said we would
3 hear it on Town Meeting floor. So we didn't
4 hear it the other night so that's why I held it.

5 THE MODERATOR: Ms. Petit.

6 MS. PETIT: Yes, I don't know, maybe
7 there was some confusion. This article was
8 written by our bond counsel and financial
9 advisor. There was never an intention of making
10 a change on Town Meeting floor. If I spoke at
11 the precinct meeting and gave some indication
12 that this was the article, then it was just a
13 mis-communication on my part.

14 THE MODERATOR: Okay, so the main
15 motion is as printed. Any further discussion on
16 Article 25?

17 Hearing none, the question will come on
18 the main motion. All those in favor, signify by
19 saying aye.

20 [Aye.]

21 THE MODERATOR: All those opposed no.

22 [None opposed.]

23 THE MODERATOR: The ayes have it
24 unanimous.

1 Article 26. Finance Committee will make
2 its recommendation on the floor.

3 CHAIRMAN VOGEL: The recommendation of
4 the Finance Committee: that the sum of nine and a
5 half million is appropriated to pay costs of
6 design, permitting and construction of a new
7 Senior Center. And to meet this appropriation,
8 the Treasurer, with the approval of the Board of
9 Selectmen, is authorized to borrow said amount
10 under and pursuant to Chapter 44, Section 1 (7) -
11 excuse me, Section 7 (1) of the Mass. General
12 Laws. Or pursuant to any other enabling
13 authority. And to issue bonds or notes of the
14 Town therefore. No sums shall be borrowed or
15 expended hereunder unless and until that town
16 shall have voted to exclude the amounts required
17 to repay any borrowing authorized by this vote
18 from the limitations of Chapter 59, Section 21C,
19 of the Mass. General Laws, also known as
20 Proposition 2 ½. Any premium recieved by the
21 Town upon the sale of any bonds or notes approved
22 by this vote, less any such premium applied to
23 the costs of the issuance of such bonds or notes,
24 maybe applied to the payment of costs approved by

1 this vote in accordance with Massachusetts
2 General Laws Chapter 44, Section 20, thereby
3 reducing the amount authorized to be borrowed to
4 pay such costs by a like amount.

5 Said funds to be expended under the
6 jurisdiction of the Town Manager.

7 Mr. Moderator, I move as recommended.

8 THE MODERATOR: Okay, there's the main
9 motion, nine and a half million dollars for the
10 Senior Center and authorizing borrowing in excess
11 of Proposition 2 ½.

12 Our opening presentation, Mr. Vieira.

13 MR. VIEIRA: Thank you, Mr. Moderator.

14 Hello, I'm Jim Vieira, Precinct 6 and
15 Chairman of your Council On Aging. I hope you
16 all have a copy of the handout, because much of
17 what we're going to cover tonight is on the
18 handout.

19 I'm here to speak about two items: the
20 need for a new center and what it is that the
21 Council On Aging does.

22 A little history. In the process of
23 preparing for tonight, I came across a letter
24 from Catlin Architecture to then Director of the

1 Senior Center John Magnani dated August 23rd,
2 2004. The letter referenced an ongoing Senior
3 Center Feasibility Study. That study noted the
4 rapidly aging population in Falmouth.

5 Thank you.

6 And the inadequacy of the existing
7 center. Ultimately this effort failed due to
8 problems with the site adjacent to the East
9 Falmouth School.

10 Also in 2004, at the April Special Town
11 Meeting, Article 21 voted \$190,000 for repairs to
12 the existing building. The explanation states:
13 "Even though a new building is in the Capital
14 Plan, these repairs need to be made." So we
15 know that 13 years ago a new Senior Center was
16 already in the Capital Plan.

17 Soon after, another effort was started.
18 This was in cooperation with a pool and a rink
19 group. Again, issues for the site and
20 jurisdiction prevented the project from going
21 forward.

22 The impetus for a new center stalled
23 after that, due to an unfavorable economy and the
24 Town of Falmouth shifting their capital

1 priorities to water and wastewater.

2 Late in 2012, we started a new effort.
3 We were informed that a new needs assessment was
4 the first step. We were fortunate to have the
5 Friends of the Falmouth Senior Center fund this
6 study in its entirety. From that study, we found
7 that the population trend identified in the old
8 study was proven to be correct. By 2030, seniors
9 will make up nearly half of Falmouth's
10 population.

11 Using public forums, focus groups,
12 interviews and random surveys, the UMass
13 Gerontology Institute arrived at the following
14 conclusions. As our citizens age, they have a
15 greater need for our services and participate in
16 our programs and services at a higher level.

17 When you look at this slide, keep in
18 mind that we're talking about 11,000 people in
19 this group. When you see that 50 percent of the
20 seniors are definitely interested in our
21 services, you begin to see how this impacts our
22 space needs.

23 Take a look at the "I don't know"
24 column. Those are the additional users we have

1 the potential to serve with a new building and
2 the expansion of programs.

3 But probably the most significant
4 statistic is only five percent of all respondents
5 said that they are not interested at all in our
6 programs and services. That's that tiny, tiny
7 amount right there.

8 Let's talk about the mission for a
9 minute. The mission of the Council On Aging is
10 to advocate on the behalf of all residents who
11 are at least 60 years old. We address their
12 needs by identifying and developing resources,
13 providing information, referrals to other
14 community agencies, outreach, health services,
15 transportation, education, recreational programs
16 and activities. The Senior Center functions as
17 a prominent resource hub and focal point for
18 social and support services. We serve as the
19 gateway to the nation's aging network, connecting
20 older adults, families and care givers to vital
21 community services.

22 This slide shows the breakdown of our
23 core programs. I'll give you a few examples of
24 programs and services for each subgroup. Under

1 Outreach, we have such things as fuel assistance,
2 counseling services, transportation to
3 appointments. Our outreach staff provides
4 services through home and office visits and
5 telephone contact.

6 Under Support and Professional Services,
7 we have legal consultation, tax assistance, and
8 our hugely important SHINE insurance counseling
9 program. Health and Wellness includes our
10 education programs and workshops. Screening
11 sessions for blood pressure and glucose. Fitness
12 and exercise programs. And senior safety
13 education.

14 The Social and Recreational component is
15 what some of you might picture when you think of
16 a typical senior center. While it remains an
17 important part of what we do, it is only a small
18 piece of what a 21st Century senior center
19 provides our community.

20 Our bus trips, book clubs, lunch events,
21 bridge groups and holiday parties all fit under
22 the social and recreational heading. These
23 programs are so important in combating the
24 isolation that so many of our elder citizens

1 face. These programs fall into the Other
2 category in this pie chart.

3 Our vision is to create an environment
4 that will engage and support the healthy aging of
5 our residents. The investment in a new Senior
6 Center is an opportunity to promote Falmouth as
7 an age friendly community as we strive to age in
8 place. We must continue to plan for the
9 expanding demand for services and for the
10 shifting interests and needs of our senior
11 population.

12 Thank you for the opportunity to speak
13 once again on this project. I've been here for,
14 I guess, in front of you for the last seven or
15 eight Town Meetings and I'm really hoping that
16 we're going to get the support tonight to get
17 this passed. And I'm going to turn this over to
18 Selectman English Braga and she's going to talk
19 about the site.

20 Thank you.

21 MS. ENGLISH BRAGA: Thank you, Jim.

22 Good evening. Megan English Braga,
23 Precinct 8, Board of Selectmen. And I really
24 have the pleasure tonight to speak with you about

1 the site selection and cost, which I think is
2 really the meat of what we're here for tonight.

3 And I think everyone here has heard,
4 before, the presentation or some version of it
5 that Jim just gave us. And I think the one
6 thing we all agree on is that the work that the
7 Council On Aging and the Senior Center does now
8 in the limited space that they have is really
9 nothing short of miraculous and they've kept that
10 going for a long time. So, I think that we're
11 starting probably from a base of recognizing that
12 and we can move forward to the details of this
13 proposed project.

14 So, as Jim noted, this project has been
15 going on for quite a long time; well over a
16 decade. We've had multiple working groups,
17 needs assessments, feasibility studies. And,
18 for many of you, you'll recall that we started
19 out with approximately 40 sites in Town that were
20 identified and reviewed. We then narrowed it
21 down to just a handful. And, in fact, the Gus
22 Canty was the number two most highly ranked site
23 throughout that process from the very beginning.
24 And the site was designated as a site that seemed

1 positive for its central location, for the fact
2 that it was part of that Main Street campus area.
3 And some of the concerns that were noted were
4 really around traffic and parking. And we'll
5 get to that in a moment.

6 So the current plan is for a 17,000
7 square foot building. It's a stand alone
8 building on the Main Street campus adjacent to
9 the Gus Canty; although, as we'll see in some of
10 the pictures, there's a hallway connector, an
11 enclosed connection that would connect the Senior
12 Center and the Gus Canty.

13 15,000 square feet of that building is
14 for programming. And I'll speak to that for a
15 moment. We came to the number of 15,000 feet
16 after a working group made up of Susan Moran,
17 myself, members of the Town administration, as
18 well as quite a few individuals from the Council
19 On Aging, from individuals who actually use the
20 Senior Center and from other citizens in our
21 community, we looked at, we took time and we
22 looked at the current programming, future
23 projected programming. We all visited various
24 Senior centers, both on the Cape and off Cape, to

1 take a look at what their square footage was;
2 to hear from the individuals running the senior
3 centers and those who used it any pros or cons
4 that they would share with us. And we also
5 thought about our fiscal limitations and some of
6 the other competing needs we know we have in this
7 community now or perhaps several years out. And
8 that committee was unanimous in accepting the
9 idea of 15,000 square feet of programming space.

10 The Board of Selectmen subsequently
11 voted at our last meeting to include 2,000 square
12 feet of additional space in the basement
13 partially finished for storage only. Because one
14 of the consistent complaints or needs that we
15 kept hearing about, both through the current
16 Senior Center and others, was a need for storage.
17 So that's where we arrived at that 17,000 square
18 foot number.

19 The location, as everyone has heard, is
20 adjacent to the Gus Canty, on that Main Street
21 campus, but again a stand alone building. And I
22 just want to note that, in all of the studies, as
23 well as in the programing group that I just
24 talked about, the need for a stand alone building

1 was really clear.

2 So, some of the positive aspects of the
3 site on Main Street include: it's a site that the
4 Town controls. We don't have to have question
5 marks about the ability to enter into a purchase
6 and sale of this piece of property. It is in a
7 highly visible area. It's certainly in a safe
8 area. It has access to public transportation,
9 and pedestrian access.

10 The availability of shared programming
11 with the Gus Canty is a piece that I think is, is
12 really critical.

13 THE MODERATOR: Ms. Braga?

14 MS. ENGLISH BRAGA: Yes.

15 THE MODERATOR: We're at ten, so how
16 much more do you need?

17 MS. ENGLISH BRAGA: I would say
18 probably five minutes, please.

19 THE MODERATOR: Five minutes.

20 All those in favor, signify by saying
21 aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [No.]

1 THE MODERATOR: The ayes have it; you
2 have an additional five.

3 MS. ENGLISH BRAGA: Thank you.

4 One of the pieces about being next to
5 the Gus Canty is that there is real flexibility
6 and connectedness in programming. There's a
7 complimentary nature that happens with the Gus
8 Canty in its high peak use times and the Senior
9 Center. Already, activities take place through
10 the Council On Aging at the Gus Canty. And
11 there's an ability for there to be an enhancement
12 of that, as well as for that relationship to go
13 the other way. And so that flexible use of
14 space is a key piece to, I think, maximizing the
15 resources that we put into this project.

16 Additionally, it really promotes and
17 encourages inter-generational programming which,
18 I don't think I need to tell anyone here, all
19 studies show that both young people and older
20 people really benefit from those relationships
21 being supported. And that really becomes a main
22 positive piece of this location.

23 Additionally, the Council On Aging
24 hadn't asked for gymnasium space, but certainly

1 there is space at the Gus Canty. I know we've
2 talked about it; it may not be the top wish list
3 of everybody to utilize the space at the Gus
4 Canty, but again, we have to think about this
5 project as we look at the Town as a whole and
6 what our budget constraints are. That gymnasium
7 at the Gus Canty is not used by children during
8 the day because they're in school. So there's
9 some natural, again, a natural fit, there.

10 Additionally, there is the potential for
11 overlap for maintenance and operating costs for
12 these two buildings, because they'll be next to
13 each other. Which, as we look long term and
14 think about the operating costs of this project,
15 that's a positive, as well.

16 Let me touch on the piece that this is a
17 conceptual plan only. Not because it hasn't
18 been well thought-out or talked about for well
19 over a decade. It's conceptual in terms of the
20 layout of the building because that's as far as
21 we can go because of procurement laws. So,
22 again, we've had professionals and there'll be
23 some discussion of that when Wendy Vogel talks
24 about the numbers with this project. We've had

1 a professional assessment of where this \$9.5
2 million number is coming from, but the actual
3 what the building will look like inside, how it
4 will be broken down, hasn't happened yet because
5 we have to go through procurement. The
6 architect that we've had work on this has gone as
7 far as he can under the requirements of the law.
8 And, again, that leaves some opportunity for the
9 community to interact and give their input about
10 the way in which this space is formulated and
11 what it looks like.

12 Let me return to the concern about
13 traffic. That was one of the key pieces that -
14 one of the key concerns noted during the
15 feasibility study about this location. We
16 actually have - and let me see. Peter told me
17 to try new - okay, here we go. We are trying to
18 address that issue by creating a second entrance
19 from Main Street. This is the proposed
20 building. Sorry, I know it's a little bit hard
21 to see. So, we're talking about a second
22 entrance for Main Street, as well as a one way
23 exit that goes all the way out to Dillingham.

24 We're also trying to address some of the

1 parking concerns. We have proposed additional
2 parking here, and here. Again, we're not saying
3 that that's for seniors to use, to have to walk
4 all the way up to this building. But at times,
5 when there are other activities going on, it
6 creates a significant amount of additional
7 parking.

8 The last piece. Many of you know,
9 because you've been involved in this conversation
10 for a long time, that other sites were proposed
11 that would have required the movement of an
12 athletic field before the building could be
13 built. This project as it is conceived of here
14 does not require that. The football field does
15 not need to be moved, although I can tell you
16 that the School Committee voted last night to
17 move the field. But we don't need to wait. The
18 drawback on some of the other plans are you have
19 to wait one or two years until a new field is
20 built before you can start construction.

21 The seniors in this community have
22 waited a very long time for this project to come
23 to fruition. It's a project that just doesn't
24 benefit - it doesn't benefit just our seniors,

1 but all of us. We all have family members,
2 individuals, who we hope can age in a healthy
3 way, age in place, remain in our community. And
4 that's what the Senior Center provides.

5 So, again, we believe that this location
6 really maximizes the ability for the Town to move
7 forward on this project, create a community
8 resource that can be used and enjoyed by a large
9 number of our citizens, as well as really build
10 on the programming and service needs that we know
11 our seniors need now and in the future.

12 So, certainly happy to answer any
13 questions at the end of the presentation, but we
14 hope for your support.

15 Thank you.

16 THE MODERATOR: Okay. Ms. Vogel.

17 CHAIRMAN VOGEL: Good evening. Wendy
18 Vogel, Precinct 4 and Finance Committee Chair.

19 I'm proud to stand before you tonight
20 with a cost estimate for the new Senior Center.
21 I have been on the site selection committees for
22 over three years. It's been a long and very,
23 very thorough process. This is a smart
24 consensus location that will give our deserving

1 seniors the facility that they need.

2 We took the estimate that was provided
3 by the architect in the Finance Committee and the
4 subcommittee which was made up of John Scanlan
5 and Keith Schwegel spent a lot of time looking at
6 the numbers. So I'm going to show you the slide
7 with the numbers.

8 So, the hard costs. This is an
9 architect that has built a number of Senior
10 Centers and has a very good handle on the overall
11 costs of building them. Hard costs of 6.9
12 million. The soft costs, which is your
13 architect, project management and bonding, 1.2
14 million. Contingencies for various things
15 within the construction process are 15 percent,
16 which is another 1.2 million. That brings the
17 total design and construction cost to 9.3.

18 But then my subcommittee reviewed the
19 numbers and they wanted to put the additional
20 400,000 of contingency on this project so that it
21 would have the funding that it needed to go
22 forward and be completed without having to come
23 back and ask for more money. They felt pretty
24 strongly about this because, while we're not in a

1 time of significant inflation, construction costs
2 are rising right now more than perhaps the rest
3 of inflation. So we added the contingency of
4 400,000 to make sure that we would have enough to
5 do the job and do it right.

6 There's a balance of funds previously
7 approved of 250,000, and that brings the funds
8 requested total to 9.5 million.

9 The tax impact of this proposal - first,
10 I should note that the Senior Center has been in
11 the Town's Capital Plan for more than ten years.
12 This has been on our radar. We've known it was
13 coming and now we finally have a wonderful
14 location and a plan to move forward with it. It
15 requires a two-thirds majority vote from Town
16 Meeting and approval of the debt exclusion ballot
17 question.

18 So, if it's approved tonight, the Board
19 of Selectmen will draft the ballot question that
20 will go on the ballot.

21 The debt fits within our fiscal policy.
22 If you have questions, or actually I think
23 Jennifer's going to get up and show the debt
24 drop-off slide. This does not require an

1 increase in the tax levy beyond the allowable 2 ½
2 percent and new growth.

3 I hope that you vote in support of this
4 project that the seniors have been waiting more
5 than a decade for.

6 Thank you.

7 MS. PETIT: If you recall, I showed
8 this slide last night when I was presenting the
9 budget.

10 I don't think - no. Okay.

11 If you look at -- it's the third bullet
12 down. It's like the pink right there.

13 FROM THE FLOOR: Can't hear you.

14 MS. PETIT: Oh, I'm sorry.

15 If you look at the third bullet down,
16 it's the pink. That's when the first year of
17 principal and interest will start to be paid.
18 But the real issue is if you look at the \$10.3
19 million over in 2013, we have been able to steady
20 the tax levy with our capital projects, and what
21 we voted in the Senior Center has always been
22 incorporated into this plan. It was to be
23 incorporated in the plan when I started almost
24 five years ago; it was a directive from the Board

1 of Selectmen.

2 So this does incorporate the costs of
3 the 9.5 million. The estimated principal and
4 interest date would be 2020, but you can see
5 there is adequate debt drop-off to support this
6 project.

7 [Pause.]

8 THE MODERATOR: I just want a
9 clarification. Can we go back one slide,
10 please? The last bullet point.

11 MS. PETIT: Yeah. I mean, it says -
12 can we go back one more?

13 THE MODERATOR: No, the one that you
14 were just at. Yeah - oh, in the middle of
15 those two. There you go. Thanks.

16 MS. PETIT: Where it says "Does not
17 require an increase in the tax levy beyond
18 allowable 2 ½ percent new growth". What that
19 is stating is that, because we fit the debt in
20 our debt drop-off, that window of opportunity, it
21 will not - it steadies the levy so it will not
22 increase the tax levy beyond the allowable 2 ½
23 percent that we use. We always increase - it's
24 proposed to increased the tax levy year of the

1 2 ½ - Proposition 2 ½, but because we use our
2 debt drop-off, it is incorporated into that.

3 So, it is excluded debt, it is a ballot
4 question, but it fits nicely in our debt drop-off
5 so we don't artificially increase the levy.

6 THE MODERATOR: So that's the old
7 window of opportunity that Mr. Boyer used to talk
8 about. The window's open, so this - but you are
9 authorizing a Proposition 2 ½ exclusion and then
10 it goes to the ballot for the vote.

11 Okay, discussion on Article 26.

12 Mr. Stecher.

13 MR. STECHER: I just have one question.
14 And that is that, in looking at the map that's
15 enclosed in the Town Meeting warrant, it looks
16 like there were lines drawn for 100 year flood
17 zones, and is this Senior Center going to lie in
18 the flood zone?

19 THE MODERATOR: Mr. Patterson.

20 MR. PATTERSON: The architect that did
21 the conceptual layout and actually included the
22 basement, shows the elevation of the basement
23 floor at 17 feet above mean sea level, which is
24 well above base flood elevation by at least five

1 feet. I think it may actually be seven feet.

2 MR. STECHER: Okay, so that means the
3 basement can never be used for anything except
4 storage?

5 MR. PATTERSON: No. It means it's
6 well above forecasted highest flood elevations.
7 And wave action, too.

8 MR. STECHER: Okay. Thank you.

9 THE MODERATOR: Okay, Ms. Murphy.

10 MR. MURPHY: Thank you, Mr. Moderator.
11 Good evening, ladies and gentlemen. I am Carol
12 Murphy, Precinct 9.

13 I will not support Article 26 and
14 neither should you. And here is why.
15 Location, location, location. Those words are
16 often used by real estate peple, salespeople, to
17 point out a quality location. The location of
18 siting the new Falmouth Senior Center on Gus
19 Canty Recreation Center property is all wrong.

20 Falmouth High School, Brick Kiln Road
21 site, was the best selection in ranking of the
22 December, 2015, Falmouth Senior Center site
23 feasibility study. Yet, the Falmouth Board of
24 Selectmen went against those findings and

1 determined to place the new Senior Center on a
2 tiny plot at the Gus Canty Center with the lowest
3 ranking, where a playground now exists.

4 An emotional appeal at the October 17,
5 2016 Selectmen's meeting by teenagers using high
6 school playing fields, the Falmouth School
7 Athletic Director, and members of the Falmouth
8 School Committee persuaded Selectmen to choose
9 the Gus Canty location. We must not allow
10 emotions to overrule commonsense in siting this
11 building. We must not allow a cheapened version
12 of what is needed as acceptable after waiting so
13 long.

14 We must not allow a two story building
15 next to Gus Canty Center as the site for the new
16 Falmouth Senior Center. To this, the Board of
17 Selectmen now ask us for \$9.5 million. This is
18 the site rated the lowest by a commissioned
19 \$50,000 study of possible locations for the new
20 center. The location would cram a 15,000 square
21 foot, two story building into an area that offers
22 no easy access or exit from its parking lot.
23 Multiple stairways and an elevator drive up the
24 cost.

1 There is a steep slope behind the
2 building leading to playing fields. A two
3 street access and egress, Main Street and
4 Dillingham Avenue, to and from the new building
5 is proposed. How?

6 A Falmouth High School site adjacent to
7 Jack and the Beanstalk, with a level surface and
8 access/exit both on Brick Kiln Road was removed
9 from consideration because of a large cost to
10 relocate the field hockey playing field. How
11 much was it exactly to move the field hockey
12 field?

13 I walked that area today. In the
14 study, it is the option 1B, pages 38 and 39.
15 That site would accomodate an easily accessible,
16 one story, 15,000 square foot building. Good
17 for those of us with sight, hearing and mobility
18 conditions. One story would not need an
19 elevator or multiple stairways.

20 We seniors deserve better. Tonight
21 it's all about the money, folks. If you give
22 them the money and Article 26 is passed, any
23 reconsideration of a different, accessible
24 location with the desired components in a new

1 Senior Center is lost.

2 At present, no plan exists. Diagrams
3 of a one story and two story building are
4 presented on pages 55 and 56 of the December,
5 2015 Falmouth Senior Center Site Feasibility
6 Study. In the back of tonight's warrant
7 booklet, a small yellow outline of the building
8 footprint is shown at the Gus Canty Center
9 playground. I cannot possibly imagine a senior
10 citizen-friendly building with an elevator and
11 multiple stairways at two stories being placed
12 there.

13 The Feasibility Study also includes
14 numerous offices for a staff of 20. Selectmen
15 want \$9.4 million to be put up first by passage
16 of Article 26. What bank loans money to anyone
17 without a demonstrable plan?

18 Yes, many people have been waiting for
19 years for a new Senior Center. Let's do it
20 right, with a clear plan at a good location. A
21 good example of this is the Mashpee Senior
22 Center, one story and very inviting. Let's not
23 rush to get it over with and done with at the
24 least possible cost. We will end up with a

1 user-unfriendly, poorly accessible space for
2 senior citizens.

3 Ms. Bishop, Mr. Vieira, thank you for
4 the many hours you've spent on this project.
5 But we need a better site and a complete plan for
6 the new Senior Center. Mr. Chairman and Board
7 of Selectmen, go back and work with the Falmouth
8 High School on option 1B from your study, then
9 come back to Town Meeting in November with a
10 better location and a clear, demonstrable plan.

11 Please do not give them the money.

12 THE MODERATOR: Okay, Ms. Swain.

13 MS. SWAIN: Hi, Brenda Swain, Precinct
14 6. I sit on the Council On Aging Board. I've
15 been part of the feasibility study. We've been
16 visiting many centers over the last four years.
17 I sat here in 2004 when we talked about the
18 Davisville Road site.

19 Having an elevator in a Senior Center is
20 not a bad thing. It gives people more of an
21 opportunity to get to where they need to go in a
22 shorter distance if they have mobility issues.
23 Just to address one issue that Carol brought up.

24 I feel as though there have been so many

1 emotions wrapped into this discussion over the
2 past many years. The bottom line is we need a
3 Senior Center; we have a window of opportunity
4 here with our debt reduction.

5 We certain can continue to deal with the
6 emotions that everybody feels around this, take
7 it back to the drawing board and try it again,
8 but the people who are going to make this work,
9 the wonderful visionary Senior Center Director
10 that we have and the committee that works with
11 her, are ready to take whatever site we have and
12 make it work for the seniors, and we are
13 accepting and willing, all of us at the Council
14 On Aging and on those feasibility committees that
15 worked on this for so long, to accept this
16 location.

17 Please vote this positively.

18 THE MODERATOR: Okay, in the center.

19 MR. CALLAHAN: Thank you. Jim
20 Callahan, Precinct 5. I have a couple of quick
21 questions, only.

22 We get lots of - you pick up the
23 Enterprise and you get questions in there,
24 comments about - I was hoping we'd get a

1 presentation by the YMCA or possibility the
2 aquatic center and other groups in town. I
3 mean, everyone is very interested in helping and
4 making the town better. And I guess my question
5 is: do these groups, maybe like a papal election,
6 be forced into a room and to come up with
7 something that they all agree on? Does the
8 Council On Aging and the Senior Center people, do
9 they talk to the YMCA? Do they talk to the
10 aquatic center?

11 I mean, nine and a half million dollars,
12 for those of us who are fiscally responsible for
13 the Town, is a lot of money, where maybe you put
14 a lot of money into a YMCA or something and that
15 would literally be something that all the people
16 in this town, including our kids -- and we need a
17 pool in this town, for example. That's a
18 comment.

19 Another question is, was there ever a
20 thought of just increasing the size of the Center
21 Dillingham? I don't know, I've only been in
22 there once. But is there a second floor? Or
23 are they going to turn that into the parking lot
24 for the Senior Center Gus Canty? I just

1 question some of the, you know, decisions. It
2 doesn't seem quite as clear to me as it should.

3 Thank you.

4 THE MODERATOR: Okay, who wants to
5 address the?

6 MR. JOHNSON-STaub: Mr. Moderator.
7 Mr. Moderator, I'll take a shot at a couple of
8 those questions and perhaps Jill Bishop can
9 follow-up.

10 First on the question was there a
11 consideration of expanding the Gus Canty Center.
12 That was looked at as an option in the
13 feasibility study and was rejected for reasons of
14 the current conditions and the cost to accomplish
15 that.

16 Your other question related to the YMCA
17 and, you know, I think I would start to address
18 that by saying that the mission of the YMCA and
19 the Council On Aging and the Senior Center are
20 really very different. There could be a pickle
21 ball court need met by the YMCA but, as you have
22 heard, that is not a core function of the Senior
23 Center. Meeting competitive sport requirements
24 of a group of a hundred people is not a core need

1 of the Senior Center. So, we can certainly have
2 dialogue with the YMCA folks. I think it's a -
3 you know, it would be wonderful if we had a YMCA
4 and a Senior Center, but they don't do all of the
5 outreach and the professional services and the
6 referral and the non-exercise-oriented social and
7 art sort of activities that go to the core of
8 what the Senior Center provides.

9 THE MODERATOR: Ms. Moran.

10 MS. MORAN: And while Jill's coming up,
11 the other things I wanted to mention.

12 When Megan and I ran the Programming
13 Committee, we did look at pulling programs
14 together, consolidating efforts, thinking, you
15 know, there may be a cost benefit that might be
16 positive. And, in addition to the programming
17 in needs part not really supporting that, we also
18 looked at other projects that had tried to
19 include a community pool with Senior Centers, and
20 they had failed. It was too expensive in
21 addition to being not compatible. So that's - we
22 did look at it seriously and it - we did not
23 recommend it.

24 THE MODERATOR: Ms. Bishop.

1 MS. BISHOP: Good evening. Jill
2 Irving Bishop, the Senior Center Director.

3 Peter, great comments, well said. We
4 did have many conversations with the YMCA and
5 with the pool groups, both pool groups. And
6 I've had dialogue with them over the past five
7 years. We are in full agreement of wanting a
8 pool in this town and a YMCA would be fabulous.

9 If you look at the pie chart on the
10 handout, you will notice that more than 50
11 percent of what we do are support service and
12 outreach and advocacy. So our intention, like a
13 lot of other organizations within our community,
14 we build partnerships, such as with Atria for
15 swimming, or with the Service Center with the
16 Food Pantry. And we do those things and we
17 would do them as well with a pool group or a
18 YMCA. But we need to focus on the Senior Center
19 and the core mission of what we do.

20 Thank you.

21 THE MODERATOR: Okay, Mr. Murphy.
22 Kevin Murphy.

23 MR. MURPHY: Much too many Murphys in
24 this town these days.

1 THE MODERATOR: I know, I've got to
2 start putting first names on the list.

3 MR. MURPHY: Not a problem.

4 Mr. Moderator and Town Meeting members,
5 some 14 years ago when I entered my first term as
6 a Selectman, one of the first things that was
7 evident was the need for someplace for our aging
8 population to have and to grow in. And that was
9 a Senior Center. Over that period of time while
10 I served for nine years, we extensively looked
11 into the expense of some \$50,000 study whether a
12 pool could work and could have a pair. We tried
13 an ice arena and a pool together. We know how
14 successful Falmouth Ice Arena is. They didn't
15 work together because a pool is a drain on a
16 budget. It sounds great, but it's a drain on a
17 budget.

18 If the Falmouth YMCA or the aquatics
19 group wants to do a pool, I'm sure we'll all
20 support it, but as a businessman and someone who
21 knows the Town budget, it's not something that we
22 can enter into and think that we're going to have
23 a payback. It would be a drain on the system.

24 Now, focusing on this particular center,

1 it's not going to be everybody's prime location.
2 But I want to address one major issue. It is
3 the fact that some 14 years ago the seniors were
4 on the list; they took a step back because we
5 needed the school. They took another step back
6 because we needed to put more money into a
7 school.

8 A community is judged on how they treat
9 their young and how they treat their aging
10 population. We have spent hundreds of millions
11 of dollars in infrastructure for our young in
12 this community. That includes schools and that
13 includes the recreation center. We are asking
14 and they are asking for \$9.5 million for our
15 aging population. It may not be something for
16 everybody, but some day I will guarantee you
17 that, as you age, you might have to use it for
18 one of those particular curriculums that they
19 talk about.

20 Folks, I will tell you that we've
21 studied this on and off. It is the senior's
22 time. It is in the Capital Plan. They have
23 taken a back seat more than once over these 14
24 years. And do you know why? Because they have

1 given to make this Town a great Town. It is now
2 time for us to give them a location. It is now
3 time for us to build a facility for them.

4 Thank you and I hope you vote this and
5 move on.

6 THE MODERATOR: Mr. Crocker.

7 MR. CROCKER: Mr. Moderator, ladies and
8 gentlemen, I'd like to take this time to say that
9 I am in favor of the Senior Center being in the
10 Town of Falmouth and where the location is going
11 to be. The purpose of the location I like is -
12 and I'm a senior, now, ha, as you know - is that
13 the location's ideal for the safety of the
14 seniors. And I mean in this way: if we put the
15 Senior Center out in the other parts of Falmouth,
16 the lighting facilities and for people to go, the
17 other people, something might happen to them out
18 in that area. Where they're close in Town, next
19 to where the police station and the fire
20 apparatus is, that the seniors can have response
21 time to be taken to the hospital. And we have
22 to look on the safety of the seniors and myself.

23 Now, Mister - over here, Murphy,
24 mentioned about if you have a chance to use a

1 Senior Center. I had a chance to use a Senior
2 Center because I - as you've gotten aged, you
3 want to do your federal income taxes; they
4 provide somebody to do it for you for nothing.
5 And I used the facility for the first time.

6 So I vote for you people as a Town
7 Meeting members and I'm proud to say that I've
8 been, as you know, 55 years serving the Town of
9 Falmouth. But I would like you all to vote this
10 in and the location and the safety of the
11 seniors.

12 Thank you very much.

13 FROM THE FLOOR: Vote.

14 THE MODERATOR: Okay, Ms. Finnell.

15 FROM THE FLOOR: Vote.

16 MS. FINNELL: Margo Finnell, Precinct
17 8.

18 I'm still not exactly clear as to
19 whether or not this is a permanent tax increase
20 of nine and a half million. Can somebody
21 clarify?

22 THE MODERATOR: The increase would be
23 for the term of the borrowing and then once you
24 pay it off, it goes back down.

1 MS. FINNELL: So this is not an
2 override?

3 THE MODERATOR: It is an override, but
4 the override is so that you can exclude the debt,
5 but you have other debt that we've taken years
6 ago that's going to retire. So we're going to
7 fill the actual payment amount with that window
8 of opportunity and, over the course of the debt
9 service on this project, it'll go down and then
10 there will be a new window of opportunity in, I
11 don't -- 20 years.

12 What, are you going to bond 20 years?

13 MS. FINNELL: So our taxes could lower
14 when this is paid off?

15 [Laughter.]

16 THE MODERATOR: They could, if Town
17 Meeting stops voting other projects [laughs.]

18 MS. FINNELL: So - so --

19 THE MODERATOR: Theoretically they
20 could.

21 MS. FINNELL: Okay. And the other
22 question I have is, in the feasibility study for
23 the sites, the Gus Canty Center was rejected in
24 the very beginning in the executive summary of

1 that study, the December 2015 study. Why has it
2 been brought back in for consideration when it
3 was rejected?

4 THE MODERATOR: Ms. Braga.

5 MS. ENGLISH BRAGA: If you take a look
6 at when they weighted the different sites, Gus
7 Canty, again, there was - it was highly rated.
8 They noted problems, again, with some parking,
9 some concerns about whether or not there was room
10 for green space, for outdoor activities, as well
11 as traffic flow.

12 We are addressing those issues, we
13 believe, in this plan. And again, while this
14 does not require a field to be moved, there is
15 clearly green space around the Main Street
16 campus, and if the field is eventually moved it
17 opens up some other opportunities for additional
18 parking, perhaps, as well as some green space.

19 So, again, the project always - and, I'm
20 looking at it here - when there were the ranking
21 of facts and it goes through 24 different
22 criterion of how the sites were ranked, and the
23 Gus Canty's number was 46 when you added
24 everything up, which was lower than the Brick

1 Kiln location, but it was the second after the
2 Brick Kiln location. And again, the three
3 concerns were green space, traffic impact and
4 parking. And we believe the plan that we have
5 is addressing those issues the best that we can,
6 given the space. And clearly the conversation
7 will go on about whether there are other ways to
8 better the traffic concerns.

9 One other piece I would just note
10 because I was remiss in my presentation. It
11 doesn't require the movement of a field, but we
12 will - it does require the movement of a
13 playground. Replacement of that playground has
14 been budgeted for in that 9.5 million. We
15 recognize the significance of that playground to
16 the Gus Canty and we are in constant
17 conversations and we will continue to be, with
18 the Rec Committee, if this project goes forward,
19 to find the best site on the Main Street campus
20 for that playground. I don't want to diminish
21 the fact that that's an important playground for
22 the Gus Canty and certainly we appreciate the
23 flexibility around that.

24 I hope that answers --

1 MS. FINNELL: So we don't yet have a
2 plan for replacing the playground?

3 MS. ENGLISH BRAGA: No. We do. We
4 budgeted for it.

5 MS. FINNELL: Well, where will it be?

6 MS. ENGLISH BRAGA: That's going to be
7 an ongoing conversation because, again, that's
8 part of what we're going to communicate with with
9 Rec Committee, so --

10 MS. FINNELL: So we don't yet know
11 where it's going to be?

12 MS. ENGLISH BRAGA: It will be on the
13 Main Street campus near the Gus Canty. It's not
14 going to be somewhere else in the Town. Where
15 specifically on the green space available it's
16 going to go? We don't have a design for it yet
17 because we don't have an architect that we've
18 procured. But we've had those conversations and
19 the Rec Committee voted to support this. I
20 don't know if Ms. Cuny wants to speak on it
21 further, but that conversation is ongoing and
22 there's no - no question that that's going to be
23 replaced.

24 MS. FINNELL: And another question is:

1 is there room for expansion in the concept of
2 having it at the Gus Canty the way it is
3 presented now? Is there room for expanding it
4 if we wanted to go and make a larger area for
5 programming?

6 MS. ENGLISH BRAGA: There isn't room
7 for expanding the physical space of the building,
8 but part of the benefit of locating it there is
9 we have built in a natural expansion, which is to
10 help utilize some of the space in the Gus Canty
11 which is a very large building and has thousands
12 and thousands of square feet of space that
13 currently is already used to some degree by the
14 Council On Aging for programs during the day;
15 that will continue. I know there's already been
16 considerable conversations between the Council On
17 Aging and the Rec about some of that
18 collaborative sharing of space and programming.

19 So it - it allows for it without us
20 paying for it. That's one of the benefits.
21 We're not paying for five or 10,000 more square
22 feet of a building; we have it there.

23 MS. FINNELL: So it would be using the
24 Gus Canty, what - what's left over would be the

1 Gus Canty. It wouldn't be new expansion if we
2 wanted a Senior Center of 25,000 square feet.
3 We wouldn't be able to do that at this site, is
4 that clear?

5 MS. BRAGA: No, we wouldn't. We
6 wouldn't expand the 15,000 square feet to 25,000.

7 MS. FINNELL: I would urge you not to
8 vote this tonight. I know everybody wants a
9 Senior Center. I want a Senior Center, and it's
10 time we have a Senior Center, but I think we need
11 to do it with a better plan. We need to come
12 back in November with a better plan and do it
13 right.

14 Thank you.

15 THE MODERATOR: Okay, Mr. Cook.

16 MR. COOK: Peter Cook, Precinct 6.

17 I have a question which I haven't seen
18 in the plan and maybe - I know that -- I work at
19 the library so I saw you come through for many a
20 discussion.

21 But my question is is that obviously the
22 traffic is a big concern to me. If anybody here
23 has ever gone in and out of the Gus Canty Center,
24 you know, to deal with 28, Scranton Avenue,

1 traffic in and out of 7-11, the police station,
2 all that there. I would think that in this plan
3 you would have to have a traffic light put into
4 the plan and also a traffic feasibility study
5 because, if you build it, they will certainly
6 come. If you build a really attractive Senior
7 Center. I think we need to have that as part of
8 the plan before we can vote on something that's
9 \$9.5 million. Any building project in town,
10 whether it's a private developer or a town
11 project, needs to have that study so we know the
12 impact of such a project in that area.

13 THE MODERATOR: Okay, the other Mr.
14 Murphy.

15 MR. MURPHY: Hi, Dennis Murphy,
16 Precinct 5.

17 My question is, Ms. Moffett, I heard
18 several times about using the existing Gus Canty
19 gyms. And you mentioned that the kids don't use
20 it during the day because they're in school.
21 Kids are in school less than half the year.
22 They're in school 180 days out of 365. Those
23 other 185 days, who's going to get it during the
24 day?

1 My concern is because we're already - I
2 know you're going to relocate that playground;
3 the kids are already going to have to go further
4 away from Gus Canty, which is tough on the
5 parents who are there watching their kids if they
6 can't keep an eye on a kid that's playing a game
7 and keep an eye on a younger kid that's playing.
8 But now these events that are happening during
9 the day for the seniors on those other 185 days a
10 year that the kids aren't in school, Are the kids
11 going to get bumped out because of that?

12 My other concern is, of course, the
13 parking. My office is one building away, there;
14 I don't want it to become parking for a Senior
15 Center. It's already become parking for Eastern
16 Bank. And it is parking for Gus Canty, as well.

17 So I just don't know that there's been
18 enough - and I happen to agree with Peter Cook
19 that there should be a feasibility study on that
20 traffic. I spent about a decade on the Zoning
21 Board. Every single project anywhere near a
22 traffic site had a feasibility study; this should
23 certainly have one, too.

24 THE MODERATOR: Okay, Ms. Cuny.

1 MS. ENGLISH BRAGA: Mr. Moderator, if I
2 could just speak to the --

3 THE MODERATOR: Yes, Ms. Braga.

4 MS. ENGLISH BRAGA: - traffic piece
5 just for one moment.

6 THE MODERATOR: Yes.

7 MS. BRAGA: Certainly if the School
8 Committee's plan to move the field takes place,
9 or when it takes place, that gives us some
10 opportunity to perhaps have a two-way entrance
11 from Dillingham Avenue, additional parking.
12 There - again, we don't want to promise anything
13 that isn't part of the concept now. But if that
14 field is ultimately moved, it does, we believe,
15 address some of those concerns that you've
16 raised.

17 THE MODERATOR: Ms. Cuny.

18 MS. CUNY: Sandra Cuny, Precinct 2,
19 Chairman of the Falmouth Recreation Committee.

20 The Committee has met numerous times and
21 discussed this. I've met with the Town Manager,
22 Council On Aging. We are unanimously in favor
23 of this site. We think it's a wonderful site.
24 I think where it's going to go, being attached to

1 the building, is going to be beneficial to
2 everyone.

3 The only concern of the Recreation
4 Committee is the statement that says it does not
5 require the moving of an athletic field.
6 Because the Recreation Committee, when we voted
7 last year to unanimously support this, it was
8 with the understanding that the football program
9 would move to the High School.

10 Now, I do understand that there's been a
11 vote that was taken, but it really hasn't been
12 made public and I didn't know if Nancy Taylor or
13 somebody was here that could speak on that so
14 that I could - and I'll continue.

15 THE MODERATOR: I mean, it was
16 mentioned in the presentation that the vote had
17 been taken by the School Committee.

18 Yeah, Mr. Crotty, do - is Ms. Augusta
19 here? Ms. Augusta. Anybody? [Laughs.]
20 We've got nine of you. Ms. Welch? I mean,
21 anybody on the ---

22 MS. WELCH [?]: On Monday evening at
23 our School Committee meeting there was a
24 unanimous vote to move the football program and

1 field to the Falmouth High School site.

2 [Applause.]

3 THE MODERATOR: Thank you.

4 MR. CROTTY: Aside from addressing
5 that, I wanted to clarify an issue that the first
6 speaker raised -

7 THE MODERATOR: Mr. Crotty, I've got
8 you on my list for speaking.

9 MR. CROTTY: Huh?

10 THE MODERATOR: I've got you on my list
11 for speaking, but Ms. Cuny still has the floor.

12 MR. CROTTY: Oh, I'm sorry.

13 THE MODERATOR: Yeah, I just - I
14 thought you were going to answer the vote
15 question. Sorry about that.

16 Ms. Cuny.

17 MS. CUNY: Okay, so knowing that that
18 is going to move forward, that's a huge piece of
19 the puzzle. And I really think Town Meeting
20 members and voters need to know that because, if
21 we support this, we definitely want to support
22 the moving of the program. And if you look at
23 the diagram in the back of your book, and you see
24 where the building is, it's a great location, but

1 what you're looking at also is -- do you see the
2 field? You'll see the curb cut, the road will
3 go down, they'll have some parking in the back.

4 Now, with knowing that the football
5 program is going to be moved, that's going to
6 give the Recreation Department and the Committee
7 some input in this final design that we're voting
8 on, the monies that we're voting on tonight. We
9 will be able to better look in the back, "Now,
10 where can that playground go?" Well, if we know
11 the football program's being moved, maybe it can
12 go right there in front of the bleachers, next to
13 the basketball court.

14 These are the things that we're looking
15 at and you can have a better picture - this is a
16 package. This is an overall, wonderful project
17 and I think it's one that we can all be proud of
18 if we do it right.

19 So, keeping that in mind, we do support
20 this project; we hope it'll move forward, but we
21 hope it moves forward with everybody on the same
22 page.

23 Thank you very much.

24 THE MODERATOR: Okay, Ms. Lichtenstein.

1 MS. LICHTENSTEIN: Thank you. Leslie
2 Lichtenstein, Precinct 8.

3 I don't have a dog in this fight, except
4 for being a senior and enjoying the Senior
5 Center. But I did have a phone call and
6 somebody wanted me to ask a question. And the
7 question was they believed that the School
8 Administration Building, one of the big reasons
9 it was not chosen was because of stairways and an
10 elevator, and now the new building is going to
11 have stairways and an elevator. And they said
12 why. And so I said I would ask the question.
13 Can someone answer that for me, please?

14 CHAIRMAN JONES: The major issue there
15 wasn't stairways and elevators. It is that the
16 level of that building that was going to be
17 connected to the two buildings was going to be at
18 a different ground level, so you would have a
19 stairway from every single level; that there was
20 no way it was going to happen.

21 There were many other issues with the
22 Administration Building. The Council On Aging
23 was very adamant against that road even being
24 worse than on Main Street, Falmouth. So there

1 were two major issues, but when we looked to
2 trying to connect the two buildings, it was the
3 old building couldn't be built at the exact same
4 level as the new building, and so you were going
5 to have a three or four step difference between
6 the different levels, and so that's where that
7 stairway could have been a problem.

8 THE MODERATOR: Okay, Mr. Crotty.

9 MR. CROTTY: Walter Crotty, Precinct 3.
10 I'm also a member of the Recreation Committee and
11 the School Committee and the subcommittee to
12 relocate the fields out to the High School
13 campus.

14 So I wanted to clarify a point that the
15 first speaker made on the Selectmen's decision to
16 not have it sited at the High School. The
17 Athletic Director and myself went and put
18 together a plot plan for moving the fields from
19 downtown - which, in my opinion, I think this is
20 a big town issue and hopefully we'll come up,
21 maybe at the next meeting - this should have been
22 done years ago. I don't know of any public high
23 school that doesn't have their fields on campus,
24 and there are places to put it out there, and if

1 you put another building out there, you wouldn't
2 have the square footage to move the fields.

3 So I think it wasn't just the cost of
4 relocating the field hockey field. I think the
5 Selectmen realized that was an important priority
6 and that needed to be done.

7 And, just to add another dimension to
8 it, I think, as it was mentioned, the School
9 Committee and the school is unanimous in their
10 desire to have that put out there as soon as
11 possible. We're in the process now of getting a
12 quote from a field engineer and what it's going
13 to cost, and hopefully that may come up at the
14 next meeting, to approve that.

15 And, as Ms. Cuny said, I think you're
16 going to need that space for other things out
17 there, whether it's relocating the playground
18 area, whether it's additional parking. So
19 hopefully, these are two things that will
20 coordinate. And I'd like you to give it some
21 thought, because hopefully it'll come up very
22 soon at a meeting on the importance of having all
23 the fields on the High School campus. And not
24 just from - I mean, just from a coaching

1 standpoint and the waste of time to take kids
2 miles to another field, the cost of doing it, the
3 risk of students that are driving themselves
4 getting in an accident going back and forth
5 before a practice. There are so many reasons to
6 have that field out there, and everybody is in
7 favor of it and I think it will come up - I hope
8 - at a meeting very, very soon.

9 So, if there's any questions I can
10 answer on the desire to do that. But I did want
11 to clarify that I think that was the primary
12 reason the Selectmen agreed to relocate it
13 somewhere else. There just wasn't space to move
14 the fields and do that both.

15 Can I answer any questions for anybody?

16 Thank you.

17 THE MODERATOR: Mr. Shearer. Little

18 Shearer.

19 [Laughter.]

20 THE MODERATOR: Younger Shearer, sorry.

21 [Laughs.]

22 MR. SHEARER: Littler, at least.

23 Douglas Shearer, Precinct 6.

24 Mr. Murphy said it perfectly before: it

1 is long, long overdue for a Senior Center.
2 However, I, you know, I agree with him fully
3 there.

4 I was asked by somebody in my precinct
5 to ask a couple questions. He happens to be a
6 senior. He was adamant that we shouldn't waste
7 money on a pickle ball court; that's his own
8 decision. But a couple of questions to ask.

9 Ms. Braga said that we don't have to
10 move the field. It sounds like we are going to
11 move the field. So my question for you,
12 Jennifer, would be: is the window still open with
13 another \$3 million being spent to move the field?

14 MS. PETIT: I don't have a cost for
15 relocation of the field, but there is
16 opportunity, and as soon as I get a cost estimate
17 I can work that in it. It's - I mean, the vote
18 was taken last night. I don't have it to work
19 into the window of opportunity but I'll
20 definitely look at it when we get cost estimates.

21 MR. SHEARER: Okay. Is it fair to say
22 that the cost of this project just went from nine
23 and a half million to twelve and a half million,
24 roughly? That's the number that keeps getting

1 thrown around for moving the field, of \$3
2 million. I don't know if that's accurate or
3 not; that's up for you guys to decide.

4 At your presentation a couple Saturdays
5 ago, you had mentioned that we do not spend
6 capital expenses, our one time expenses, you
7 budget for those separately than revolving annual
8 costs. What are - and it has never been put out
9 there in any form that I have ever seen - what
10 are the annual costs to the budget for operating
11 a new Senior Center? Staffing, maintenance,
12 upkeep, personnel. Is it going to have a
13 cafeteria? Is it going to have all these things
14 that cost salaries, benefits, and so forth? Do
15 we have that planned?

16 THE MODERATOR: Okay, Mr. --

17 MR. JOHNSON-STaub: Mr. Moderator, with
18 your permission I can address that question.

19 So, we had looked at the operating
20 costs; the feasibility study looked at the
21 operating costs, as well. The current estimates
22 that we have are conservative, which is to say we
23 believe they are on the high side. On the
24 expenses, the estimate from the architect is

1 \$138,000 per year. That is before taking into
2 consideration things like energy efficiency that
3 we would hope to design into this project. That
4 includes some costs that we know we would not
5 have, such as it included an estimated increase
6 in Meals On Wheels, which is just unrelated to
7 the size of the facility. We have that program
8 now and those costs won't change. These - my
9 point being these are very rough initial
10 estimates, but it has been looked at.

11 On the staffing side, our estimate is in
12 the range of \$135,000 for three new positions.
13 That includes a program coordinator, a
14 maintenance worker and additional administrative
15 support.

16 MR. SHEARER: So my quick math is
17 around a quarter of a million dollars annually
18 every year, forever. And then some. And, as
19 we go up 2 ½ percent every year on the budget and
20 cost of living increases and so on and so forth.

21 MR. JOHNSON-STaub: That's correct.

22 MR. SHEARER: Then, another question
23 for - not to put Mr. Fox on the spot, but
24 somebody from the Planning Board. If this was a

1 private project and not a public project, would
2 there be on this site, without moving the
3 football field, anywhere near the number of
4 required parking spots for a project if any
5 private citizen was putting this forward?

6 MR. FOX:[No mic:] Having done a site
7 plan [inaudible] I think [inaudible].

8 THE MODERATOR: Mr. Fox, with a - Mr.
9 Fox, if you could use the microphone, please.

10 MR. FOX: We have not been asked to do
11 a site plan review; it's Town property. But I
12 think in general as a Town - the opinion of the
13 Planning Board is many times we're over-parked,
14 and if we keep paving our whole town, we'll have
15 parking lots everywhere. I think the share
16 parking lots in the center is a really smart
17 thing to do and I am generally in favor of this
18 plan.

19 MR. SHEARER: Thank you. I'm sorry,
20 again, to put you on the spot for the --

21 FROM THE FLOOR: Question.

22 THE MODERATOR: No, he's got the floor.
23 Hold on. Go ahead.

24 MR. SHEARER: Sorry to put you on the

1 spot. I know you haven't been out there and
2 counted it. I know you - it was an unfair
3 question to you. However, as somebody that has
4 sat on the Planning Board in another town, it
5 doesn't even come close. Never mind if there's
6 a football game going on or a Commodores game
7 going on. There are plenty of site issues
8 there. It may be the only spot that we have,
9 currently. It may be the spot that we have to
10 do this at. But it is a concern.

11 Finally, this same senior that asked me
12 these questions is very concerned about the costs
13 going forward. Not for him, he was very
14 successful, he's done well, but his - two of his
15 children are teachers. He is worried about them
16 being able to come back to Falmouth to live.
17 Because, as we've talked about in earlier
18 articles, it's hard for a kid here to afford to
19 live here.

20 So, he's worried when he leaves his
21 estate to his children, that none of them will be
22 able to afford it. It is something we need to
23 be conscious of. Not only are the seniors -
24 we're worried about accessory apartments to take

1 care of our seniors --

2 THE MODERATOR: Mr. Shearer, we're at
3 four minutes.

4 MR. SHEARER: Thank you.

5 THE MODERATOR: Okay.

6 Dr. Antonucci.

7 DR. ANTONUCCI: Bob Antonucci, Precinct
8 6.

9 I strongly support this article. But I
10 do want to raise a few concerns. The football
11 field needs to be moved. We can't say it should
12 be moved. It needs to be moved if this plan is
13 going to be successful. You only have 136
14 parking spaces. You want to have an entrance
15 onto Dillingham Ave. If you have a football
16 game, a road run at Dillingham Ave., and a
17 Commodores game, you're going to have a real
18 tight site.

19 So I'm just urging Town Meeting tonight
20 to vote for this, but come back in November and
21 support the School Committee and vote to move the
22 field. Which will probably cost about \$4 million
23 because you're talking lights, you're talking
24 bleachers. But it should be on that site.

1 So, let's not leave here tonight
2 thinking that we voted the Senior Center yet
3 we're going to put the field aside; we can't do
4 that. That site will not work effectively if
5 that football field stays there.

6 Plus it's a very dangerous field. I
7 had grandsons playing football there this year.
8 The bleachers are an embarrassment. The field's
9 an embarrassment. It would make a great parking
10 lot. We'd have a walking track for the seniors.
11 So, if we leave here tonight committed to the
12 seniors, committed to the high school students,
13 we'll be doing a great service to this town.

14 So, vote yes tonight, then leave this
15 meeting and try to convince the rest of the
16 citizens to vote in May. Remember, the field
17 got turned down once before. You know why? We
18 left Town Meeting, we voted it, and no one talked
19 about it until election day.

20 So we need to be active, we need to be
21 aggressive and we need to do what's right for the
22 town. So let's do it. Let's move on. Let's
23 get it done and let's do it for everybody.
24 Thanks a lot. Have a good night.

1 [Cheers and applause.]

2 THE MODERATOR: Mr. Brown. Mr. Brown.

3 MR. BROWN: Hi, Douglas Brown.

4 I just wanted to address Ms. Finnell's
5 question about could we ever expand it. If we
6 really find that this building's not big enough,
7 there's room in the back to go out. We don't
8 want to and we probably don't need to, but there
9 is a possibility for that if we need to.

10 THE MODERATOR: Okay, Mr. Keith. Mr.
11 Keith.

12 MR. KEITH: Brian Keith, Precinct 4.
13 First I'd like to say thank you to everyone that
14 was involved in this. There was a lot of moving
15 pieces. I understand there was a lot of
16 detailed conversations that have had to happen to
17 get us to this point.

18 I'd also wager that at this point we're
19 not going to sway any additional opinions, and I
20 move to call the question.

21 THE MODERATOR: We have a motion to
22 move the previous question; it requires a two-
23 thirds.

24 All those in favor of closing

1 discussion, signify by saying aye.

2 [Aye.]

3 THE MODERATOR: All those opposed no.

4 [No.]

5 THE MODERATOR: The ayes have it by the
6 two-thirds.

7 And the question will come on the main
8 motion, which also requires a two-thirds. All
9 those in favor of Article 26 as recommended,
10 signify by saying aye.

11 [Aye.]

12 THE MODERATOR: All those opposed no.

13 [No.]

14 THE MODERATOR: It's the opinion of the
15 Chair that the ayes have it by a two-thirds and I
16 so declare. Is there a challenge to the Chair?

17 [Cheers and applause.]

18 THE MODERATOR: Challenge? If there's
19 a challenge to the Chair, will seven members rise
20 to challenge the chair to count this vote. Are
21 there seven members that want a counted vote?
22 Having only one individual, we will not count the
23 vote and the two-thirds --

24 FROM THE FLOOR: [Inaudible.]

1 THE MODERATOR: No, it wasn't you that
2 questioned me. [Laughs.] But if you want to,
3 you'd be the second one. [Laughs.]

4 All right, without sufficient number
5 having arisen, the two-thirds stands and the
6 article passes.

7 Article 27.

8 [Applause and cheers.]

9 THE MODERATOR: Madame Chairman for the
10 main motion.

11 CHAIRMAN VOGEL: Mr. Moderator, I move
12 Article 27 as recommended.

13 THE MODERATOR: Article 27 as
14 recommended. This is to transfer the sum of
15 \$65,000 from Certified Free Cash to purchase a
16 new telephone system and related upgrades for
17 Town Hall.

18 This was held by Mr. Cook.

19 MR. COOK: Peter Cook, Precinct 6. I
20 just have a simple question. I'm also IT
21 Department head for the Falmouth Public Library.

22 In the interest of transparency for Town
23 Meeting, and we're spending \$65,000 potentially,
24 I simply want to know the name of the vendor and

1 the company that will be installing the system to
2 fix a voice mail system that's been out for many
3 months at Town Hall. That's my question.

4 THE MODERATOR: Ms. Petit.

5 MS. PETIT: Yes, this is being procured
6 from the state bid list and we're looking at the
7 vendor Carousel.

8 THE MODERATOR: Okay. Further
9 discussion on Article 27?

10 Hearing none, the question will come on
11 the main motion as recommended. All those in
12 favor, signify by saying aye.

13 [Aye.]

14 THE MODERATOR: All those opposed no.

15 [None opposed.]

16 THE MODERATOR: The ayes have it
17 unanimous.

18 Article 28. Madame Chairman for the
19 main motion.

20 CHAIRMAN VOGEL: Mr. Moderator, I move
21 Article 28 as recommended.

22 THE MODERATOR: As recommended. This
23 is to vote to transfer the amount of \$300,000
24 from Certified Free Cash for the construction of

1 a new skate park. This was held by Mister or
2 Ms. Alliegro. Okay.

3 MS. ALLIEGRO: Thank you, Mr.
4 Moderator. Mary Ann Alliegro, Precinct 7.

5 I just have a few questions about the
6 park. First of all, as is stated in here and as
7 we've been presented with this before, there's
8 already been over \$100,000 dedicated to it from
9 Town Meeting.

10 We did see some pictures of the original
11 park, that the property had been vandalized and
12 disrespected and not used properly. I have a
13 question about that coming up.

14 I have a question about what really will
15 be the total cost, because I saw some articles
16 online; it looks like a very elaborate park. It
17 seems to me the 300,000 more might not be enough.
18 I'd like to know from the committee how much more
19 they would be asking for.

20 And also I do have two other concerns.
21 Speaking with people who have parks in their
22 towns: drugs, actually, or safety. So will
23 there be some kind of monitoring at the park for
24 the safety of our children that would be going

1 there?

2 Thank you.

3 THE MODERATOR: Okay, Ms. Cuny, do you
4 want to address that?

5 MS. CUNY: Sandra Cuny, Precinct 2.
6 Chairman of the Recreation Committee. Mr.
7 Moderator, can I ask Keith Bleiler to come down
8 and set up for a slide show?

9 THE MODERATOR: Sure.

10 MS. CUNY: While he's doing that, I'm
11 going to give a brief history, and hopefully I'll
12 answer some of your questions. And then, after
13 we do our presentation, if you have any questions
14 after that, we'll be happy to answer them.

15 Just a little history on the skate park.
16 1996, it was 21 years ago, the very first small
17 skate park was created in collaboration with the
18 Falmouth Recreation Department, the Police
19 Department, the Board of Selectmen, the Falmouth
20 Substance Abuse Commission, DARE, Falmouth Youth
21 Council, and Falmouth Together We Can,
22 Incorporated, of which I am the treasurer. And
23 it was built behind the Police station, next to
24 the Gus Canty where it was closely monitored. It

1 was fenced in at that time.

2 It was so successful, that first year,
3 with over a thousand children participating, that
4 a larger area was soon recognized as a need.

5 So the Recreation Department looked to
6 developing a portion of land within the Trotting
7 Park Field Recreational Complex. It was in
8 November of 1998, November Town Meeting Article
9 37 that Town Meeting appropriated \$53,000, and
10 with this appropriation and the financial support
11 from Falmouth Together We Can, the first
12 permanent Town-owned skate park facility opened
13 in 1999, and that's the one that exists today.

14 About ten years later, Dr. Keith Bleiler
15 gained unanimous approval and support from the
16 Recreation Department, the Recreation Committee
17 and the Board of Selectmen to start fund-raising
18 for a new, improved skate park facility. As
19 President of the Skate Park Association, he's
20 under the umbrella of Falmouth Together We Can,
21 which has allowed him access to fund-raise for
22 grants and tax deductible donations.

23 So, at this time if I may, I'd like to
24 introduce Dr. Bleiler for a short presentation on

1 the new proposed park, and like I said, then
2 we'll answer any questions that you have.

3 Thank you.

4 DR. BLEILER: Ladies and gentlemen of
5 the town, Town Meeting members, I greatly
6 appreciate this opportunity to speak in front of
7 you tonight.

8 That's not me. That's our architect.

9 [Laughter.]

10 DR. BLEILER: I used to really love
11 baseball. In sixth grade, I could put a 60 mile
12 an hour fastball anywhere in the strike zone and
13 I loved pitching. I could - I pitched a bunch
14 of no-hitters and even pitched a couple of
15 perfect games.

16 In seventh grade I tried out for the
17 Junior High baseball team and that day the field
18 was too wet so tryouts were held on a downhill
19 asphalt parking lot. The angry metal shop
20 teacher, who doubled-up as the baseball coach,
21 stood at the top of that parking lot and cracked
22 these vinyl covered baseballs down at us. You
23 know, the kind where the second bounce is really
24 a nightmare. I missed all three of those ground

1 balls and my baseball career ended right there on
2 that parking lot.

3 Now, I'm not in favor of every kid
4 getting a trophy, but since then I thought I
5 should be the voice of the kid that didn't make
6 the team.

7 Since moving here in 2003, I also felt
8 like we should modernize our skate park because
9 the current one is outdated. Unfortunately it
10 was outdated when it was first built, but it was
11 a very nice gesture by the Town to provide
12 something for the kids that was even better than
13 the existing skate park behind the Police
14 Department.

15 I formalized this intention to bring a
16 new skate park to our town in 2008 as a private
17 citizen group, the Falmouth Skate Park
18 Association, working in association with a non-
19 profit, Falmouth Together We Can.

20 In 2008, the kids quickly got behind the
21 project. They understood that the current skate
22 park didn't have the features that a modern cast
23 in place concrete skate park had that other towns
24 were starting to build. This type of modern

1 skate park would feature bowls and fluid
2 transitions between features without having to
3 push.

4 Well, what are the reasons to have a
5 skate park? Well, this town has had two
6 successful skate parks. The first skate park
7 behind the Police Department was a huge success,
8 as Sandy said. This led to the current skate
9 park that has a lot of widespread use since 1999.
10 Currently there are an estimated 6.3 million
11 skateboarders in the U.S. and only about 3500
12 skate parks available for them to ride. The need
13 for more safe skate parks has never been greater.

14 A skate park is not just for
15 skateboarders. It's for bikes, it's for roller
16 blades. About 60 percent of users of skate
17 parks nowadays are kids with scooters. But,
18 modified wheelchairs and casual observers.

19 Skateboarding is popular. It's the
20 third most popular sport amongst kids age eight
21 to 18, after football and basketball.
22 Skateboarding will be featured in the upcoming
23 Summer Olympics. The face of sports is
24 changing. Skaters and users of skate parks are

1 athletes.

2 It's a healthy, inexpensive outdoor
3 activity that doesn't require a team, coaches,
4 travel, sidelines or a timer. It improves
5 communities. It draws business to towns; I know
6 I travel to towns with my kids. And it provides
7 a safe place to recreate.

8 You probably remember where all the
9 skateboarders went when there was no skate park.
10 And if a city doesn't have one, it is a skate
11 park.

12 [Laughter.]

13 DR. BLEILER: No longer is a skate park
14 a controversial topic.

15 Here are some towns that have gotten
16 behind these projects. They've identified that
17 this is a need for their town.

18 Here's the Hingham Skate Park. The Rec
19 Director there has told me that, out of all the
20 pieces of recreational property, that this gets
21 the most use.

22 This skate park in Scituate was just
23 built. It's a modest skate park, very
24 inexpensive, right next door to an outdoor hockey

1 rink.

2 Holyoke. A town decimated by the
3 economy, the opioid epidemic, has identified a
4 need for a skate park and built this beautiful
5 park that's on par with ours.

6 Here's a skate park in Greenfield,
7 Massachusetts.

8 This is a park that's much bigger in
9 scale than ours. This is the Boston skate park.
10 This is not a rendering; this is an actual
11 photograph. The Charles River Skate Park.

12 Here's the Marshfield Skate Park. It's
13 about 50 minutes from here. It is on par with
14 our skate park. It cost \$500,000 to build.
15 After in-kind donations it cost \$435,000. I'm
16 friends with the guys in Marshfield that had this
17 built. You can see it's getting some use today.
18 This was just completed in 2016. This town
19 identified the need; they built it right
20 downtown, and it went from idea to completion in
21 three years.

22 Sandwich is currently undergoing the
23 process to identify their need for a skate park.
24 The Town Manager there has requested that the Rec

1 Department ask for a million dollars to develop
2 land near a new fire station.

3 The current skate park is off Trotting
4 Park Fields Road. It's in green. The proposed
5 skate park is just a little larger than the
6 existing one; it will be put just adjacent to
7 that on Trotting Park Fields Road, slightly
8 closer to the Little League Fields. Off to the
9 right of that slide is the actual half a mile
10 Trotting Park.

11 Here is a conceptual design of our
12 modest park. It features bowls and plaza style
13 features and it also has a center rain garden to
14 catch a lot of the runoff from the water. This
15 site doesn't actually have any runoff issues.
16 It's already been surveyed and engineered.

17 Here's a list of our donors so far.
18 They're not in any particular order except for
19 maybe a chronological order. The Woods Hole
20 Foundation, the Cape Cod Foundation, the Cape Cod
21 Five Grant, the Lorusso Foundation, the Tony Hawk
22 Foundation. We received actually one of the
23 larger grants from the Tony Hawk Foundation for
24 our project. The Kelly Foundation, the Falmouth

1 Road Race, Inc. - \$50,000. Chapman, Cole &
2 Gleason, the Schwab Charitable Fund, and of
3 course we received the bulk of our funding from
4 the initial - what I thought was the initial
5 reasonable estimate of \$185,000 years ago, but
6 construction costs have really sort of spiraled.
7 But so far we've raised \$242,418. Privately.

8 The project's endorsed by the Board of
9 Selectmen. Like Sandy said, I've been in front
10 of these folks three times. I've gotten to know
11 them all pretty well and I'm starting to learn
12 this Town process pretty well.

13 The Falmouth Rec Department and the Rec
14 Committee, the Falmouth Finance Committee, the
15 Chamber of Commerce, the Falmouth Police
16 Department and the Community Preservation
17 Committee.

18 So, one of the reasons this project took
19 so long to come up to this point was the cost.
20 We really needed a defined square footage to
21 cost.

22 THE MODERATOR: We're at ten minutes so
23 could you --

24 DR. BLEILER: Ten minutes. Permission

1 to speak for two more minutes.

2 THE MODERATOR: Two more minutes?

3 All those in favor, signify by saying aye.

4 [Aye.]

5 THE MODERATOR: All those opposed no.

6 [No.]

7 THE MODERATOR: The ayes have it; you
8 have two more minutes.

9 DR. BLEILER: So, in a competitive
10 environment, there's about 15 companies that are
11 actually qualified to build these custom, cast in
12 place concrete skate parks. Not the precast
13 ones where they're dropped in site on an asphalt
14 slab. These companies are sought after.
15 They're about \$50 per square foot. That's right
16 in line with the 10,000 square foot park that we
17 have.

18 Our current funding is \$210,000 after
19 we've paid for the design, had the site
20 engineered and surveyed, et cetera. The total
21 cost that we would need in a competitive
22 environment is \$287,500, which is about 50,000 -
23 I'm sorry, about \$50 per square foot. Other
24 parks in other towns have gotten this done for

1 that price.

2 If a contractor comes in and tries to
3 stick a bid at \$80 a square foot, we'll say,
4 "Sorry, we'll have to postpone this."

5 Thank you very much.

6 [Applause.]

7 THE MODERATOR: Ms. Lichtenstein.

8 MS. LICHTENSTEIN: Lesley Lichtenstein,
9 Precinct 8.

10 As the mother of a son who skateboarded
11 before we had a skate park in Falmouth on the
12 road and broke his wrist, and then the next day
13 when he went back to Falmouth High School managed
14 to get the cast in the door of Falmouth High
15 School and broke it for a second time, I urge you
16 all: please, vote for this.

17 [Applause.]

18 THE MODERATOR: Mr. Netto.

19 MR. NETTO: Joe Netto, Precinct 9.

20 I would hope that we would support this
21 article. I'm amazed: I'm at the Trotting Park
22 fields at least three out of every seven days a
23 week because I'm walking the dog and walking
24 myself, so to speak, and I'm amazed at the - it's

1 usually around ten to eleven in the morning and
2 there's always somebody there. Even on the cold
3 days of the wintertime.

4 Also I'd like to support the activity of
5 an individual sport, where it's not organized. I
6 imagine there's competition, but that's great.

7 But one question - I fully will support
8 this, but there's one question that I had for the
9 Town Manager as he's going to be the person in
10 charge of the money, if I may.

11 Mr. Suso, are the - we have private
12 funds and now we're having an inclusion of
13 \$300,000 in public funds. So would this
14 process, this would go under the standard bid for
15 construction process, correct?

16 THE MODERATOR: Mr. Suso.

17 MR. SUSO: That's correct, we'll be
18 guided by state procurement law as to how we
19 proceed.

20 THE MODERATOR: Okay, Mr. Alliegro.

21 MR. Alliegro: Just a quick comment and
22 then a question. I was skeptical of this
23 project when I came here tonight. So I just
24 want to add my voice that what I've seen tonight

1 makes it look like a worthwhile project and I'll
2 be voting for it.

3 And my quick question is: what is our
4 plan for the old skate park grounds, unless I
5 missed the plan for that? Can somebody tell me
6 what's going to happen to the old space?

7 THE MODERATOR: Ms. Cuny.

8 MS. CUNY: The old space is going to
9 continue. We're going to keep it. It will
10 just - it works great for the younger kids and
11 it'll give them that much more room to play.
12 So, we'll use the existing parking lot and it'll
13 just be an addition.

14 THE MODERATOR: Okay, Ms. Mase.

15 MS. MASE: Rose Mase, Precinct 3. I'd
16 like to call the question.

17 FROM THE FLOOR: Yes. [Applause.]

18 THE MODERATOR: Motion to move the
19 previous question. All those in favor, signify
20 by saying aye.

21 [Aye.]

22 THE MODERATOR: All those opposed no.

23 [None opposed.]

24 THE MODERATOR: The ayes have it; the

1 question's been moved.

2 The question will come on the main
3 motion. The main motion, to transfer \$300,000
4 from Certified Free Cash for the construction of
5 the skateboard park. All those in favor,
6 signify by saying aye.

7 [Aye.]

8 THE MODERATOR: All those opposed no.

9 [None opposed.]

10 THE MODERATOR: The ayes have it
11 unanimous.

12 [Applause.]

13 THE MODERATOR: Article 29. Article
14 29, Madame Chairman for the main motion.

15 CHAIRMAN VOGEL: Article 29, I'm going
16 to read the new recommendation, and it is that
17 the town vote to transfer the amount of \$100,000
18 from the Waterways Receipt Reserved for
19 Appropriations Fund for the purposes of this
20 article. To be expended under the jurisdiction
21 of the Town Manager.

22 And, Mr. Moderator, I move Article 29 as
23 recommended.

24 THE MODERATOR: Okay, so the change

1 that you'll see from your recommendation is
2 instead of coming from Certified Free Cash, it's
3 coming from the Waterways Receipt Reserve.

4 This is for the repairing of the Town
5 bulkhead at Robbins Road.

6 Any discussion on Article 29? Hearing
7 none, then the question will come on the main
8 motion as recommended. All those in favor,
9 signify by saying aye.

10 [Aye.]

11 THE MODERATOR: All those opposed no.

12 [None opposed.]

13 THE MODERATOR: The ayes have it
14 unanimous.

15 Article 33. Madame Chairman.

16 CHAIRMAN VOGEL: A point of
17 clarification. The \$40,000 line item amount,
18 the transfer to - it's Consolidated
19 Communication. It has very similar initials to
20 Conservation Commission, so I wanted to point out
21 that it is Consolidated Communication, there.

22 And, Mr. Moderator, I move Article 33 as
23 recommended.

24 THE MODERATOR: As recommended. This

1 is to transfer \$1,245,000 from within the Fiscal
2 2017 budget. This was held by Ms. Alwardt.

3 MS. ALWARDT: Thank you and good
4 evening. Mary Ellen Alwardt, Precinct 4.

5 I stand to speak on this article tonight
6 not because I don't support it for this Town
7 Meeting, only to say that it falls under the
8 category of: is it necessary? The number one
9 question in the front of our warrant booklets.

10 Town Meeting has been approving
11 transfers of very large amounts of money out of
12 the health insurance budget line item for the
13 last four or five years. They've been
14 transferring these monies under the same four or
15 five town budgets annually. As we can see by
16 looking back in our warrant books, these budgets:
17 Police, Fire, Veteran's Services - that's just to
18 name a few - have continually requested that
19 their budgets be increased to meet the demands of
20 their expenditures. And yet, the Health
21 Insurance budget continues to be increased year
22 after year, on top of over-budgeting in the
23 previous fiscal year.

24 Snow and Ice, another budget. We know

1 that Mass. General Law Chapter 44, Section 31D,
2 gives the Town the authority to deficit spend the
3 Snow and Ice budge, and include the deficit in
4 the next tax rate without appropriation. The
5 Town can choose to increase the Snow and Ice
6 budget or not. Also under Mass. General Law
7 Chapter 44, 33B, and I quote, "The Selectmen,
8 with concurrence of the Finance Committee, may
9 transfer within the last two months of any fiscal
10 year, or during the first fifteen days of the new
11 fiscal year, to apply to the previous fiscal year
12 any amount appropriated to any other
13 appropriation, except for the use of a municipal
14 light department or school department." Thus
15 the total amount that we approved in April for
16 the department budgets, like we did for this Town
17 Meeting, doesn't change. Only the amounts in
18 the affected departments.

19 We've heard the words "on purpose",
20 "smoothing" and "funding within the budget".
21 We've been told that \$3 million was turned back
22 from Fiscal Year 2016 budget appropriations.
23 We've been told that \$5 million was
24 underestimated in revenue in 2016. That

1 accounts for eight of the almost \$11 million
2 dollars in Free Cash that was Certified on July
3 1st. The Town can certainly afford, and should,
4 to fund these budgets appropriately. Under-
5 funding one budget - excuse me. Over-funding
6 one budget and under-funding several others is
7 neither appropriate or practical.

8 So, is this article necessary? No, it
9 is not. Please, let's not see articles like this
10 in the future.

11 Thank you.

12 THE MODERATOR: Okay, further
13 discussion on Article 33.

14 Mr. Noonan.

15 MR. NOONAN: In the budget I believe
16 that we had a line item for special counsel of
17 150,000. So is this an additional 150,000 to
18 special counsel?

19 THE MODERATOR: Okay, this is in the
20 current fiscal year budget, so this would have
21 been in your warrant booklet last year.

22 MR. DUFFY: Mr. Noonan, this is Frank
23 Duffy, Town Counsel. I'll answer your question.

24 This is a request to supplement the

1 current year's budget, that is Fiscal Year '17 to
2 finish out the fiscal year. There has been
3 previous money appropriated to special counsel in
4 preparation for this Town Meeting. We surveyed
5 all of the special counsel that are working on
6 the various cases and asked them to estimate the
7 amount of money necessary to complete the work
8 through the end of the fiscal year, and this
9 request is based upon their estimate.

10 And, just to remind you that in special
11 counsel we deal strictly with estimates because
12 we cannot really be precise. The only thing we
13 can do is wait and then determine what we
14 actually need and then ask for it as we need it.
15 I know Mrs. Alwardt made the comment about can we
16 appropriate the full amount of money at the
17 beginning of the fiscal year, and the answer in
18 some cases is really not very well, because
19 special counsel, like some of the budgets, is
20 reactive. We react to situations that happen
21 that we can't plan for.

22 So this is the amount of money we are
23 asking to complete the fiscal year and complete
24 the existing cases that we are working on.

1 Thank you.

2 MR. NOONAN: Thank you.

3 Just one other question on legal. Could
4 you tell me what we've spent on the windmills for
5 legal? That's just a general question.

6 MR. DUFFY: Well, we've been working on
7 them for several years, sir. In my report, that
8 it's down here, I've given you the amount we've
9 spent on special counsel for wind turbines this
10 fiscal year, and I try not to - to just totally
11 guess, but I can give you a couple of examples.
12 For example, we spent \$10,000 on special counsel
13 for the Zoning Board of Appeals to handle one
14 turbine case. We spent probably in the vicinity
15 of about \$300,000 on turbine cases this year.
16 We're hoping that this will be the last year that
17 we'll have to spend on them.

18 There's a case that was tried in
19 November in Superior Court; we're awaiting a
20 decision that may be determinative as to whether
21 we go forward with other of these cases. But
22 I'm hoping that the special counsel budget will
23 return to normal probably next fiscal year.

24 Thank you.

1 MR. NOONAN: Thank you.

2 THE MODERATOR: Mr. Stecher.

3 MR. STECHER: I notice almost half of
4 this is due to Snow and Ice removal. That's
5 \$700,000. It seems to me that's a lot of money
6 to be short, considering the winter that we had.
7 I just wonder why.

8 MS. PETIT: Yeah, that's a good
9 question. Sorry.

10 I just want to remind everyone: when we
11 look at potential deficits for the fiscal year,
12 and particularly snow and ice, we're in a
13 deficit. We projected and we wanted to make sure
14 we had enough money in this line item. Right
15 now, we're in a deficit maybe about 500, 550,000.
16 As you know, I think like a couple weeks ago we
17 had a - you know, an incident. We probably
18 needed some salt because of some ice.

19 So it is a projected deficit. It is a
20 little high. We don't expect that, but we
21 wanted to make sure we had enough money in the
22 line item when we transferred the money in.

23 THE MODERATOR: Okay, any further
24 discussion on Article 33?

1 The question will come on the main
2 motion. All those in favor, signify by saying
3 aye.

4 [Aye.]

5 THE MODERATOR: All those opposed no.

6 [No.]

7 THE MODERATOR: The ayes have it by a
8 majority.

9 Article 34. Madame Chairman for the
10 main motion.

11 CHAIRMAN VOGEL: Mr. Moderator, I move
12 Article 34 as recommended.

13 THE MODERATOR: As recommended. This
14 is to vote to transfer the amount of \$212,000
15 from Certified Free Cash for the purpose of
16 funding line item 019415760, court judgments.

17 This was held by Mr. Netto.

18 MR. NETTO: [Inaudible.]

19 THE MODERATOR: Mr. Netto releases his
20 hold. Any further discussion on Article 34?

21 Hearing none, the question will then
22 come on the main motion as recommended. All
23 those in favor, signify by saying aye.

24 [Aye.]

1 THE MODERATOR: All those opposed no.

2 [None opposed.]

3 THE MODERATOR: The ayes have it
4 unanimous.

5 Article 35. This is a Community
6 Preservation Committee article. Madame
7 Chairman.

8 CHAIRMAN CARMICHAEL: The Committee
9 moves approval of the motion as recommended.

10 THE MODERATOR: As recommended. This
11 is to see if the Town will vote to appropriate or
12 transfer \$362,000 from the Community Preservation
13 Budgeted Reserve for the purpose of affordable
14 housing to pay for the cost of acquiring property
15 by Habitat for Humanity. And this at the
16 location. Any discussion?

17 Do you want to do an opening
18 presentation or go right to discussion?

19 CHAIRMAN CARMICHAEL: No.

20 THE MODERATOR: Okay, so questions.
21 Ms. Putnam.

22 FROM THE FLOOR: Do we have a map?

23 THE MODERATOR: Do we have a map, is
24 that what you said?

1 FROM THE FLOOR: Yes.

2 THE MODERATOR: Is there a map, a
3 graphic, or is it in the book? It's not in the
4 book, okay.

5 MS. PUTNAM: Rebecca Putnam, Precinct
6 9.

7 Considering this is for affordable
8 housing, I thought that the Selectmen have an
9 Affordable Housing Fund. Is this a project
10 where we could use some of those affordable
11 housing monies that have been set aside already?

12 CHAIRMAN CARMICHAEL: Habitat came to
13 the Community Preservation Fund for the purchase
14 price for the property, and it has plans to come
15 to the Falmouth Affordable Housing Fund for maybe
16 six to seven hundred thousand, as soon as the
17 property - as the transaction is complete.

18 MS. PUTNAM: Through you, Mr.
19 Moderator, how much funds are in that account
20 currently?

21 CHAIRMAN CARMICHAEL: \$949,000.

22 MS. PUTNAM: So could we not use those
23 funds and give it entirely instead of using new
24 funds? And that way we can just replenish next

1 year when we need to when we have to our usually
2 Community Preservation Committee transfer of
3 affordable housing funds that we don't use?

4 CHAIRMAN CARMICHAEL: We have an
5 article, transferring 300,000 to the Falmouth
6 Affordable Housing Fund at this Town Meeting,
7 asking the Town Meeting to do that.

8 Are you suggesting that Town Meeting ask
9 Habitat to wait until - to start over and ask the
10 - request the funds from the Falmouth Affordable
11 Housing Fund?

12 MS. PUTNAM: The Board of Selectmen -
13 we already have an account. You said 900,000 in
14 it, correct?

15 CHAIRMAN CARMICHAEL: It's the same
16 money.

17 MS. PUTNAM: Okay. How much have we
18 given out of that account currently to Habitat
19 for Humanity to purchase the land?

20 CHAIRMAN CARMICHAEL: The purchase -
21 the recommendation for 362,000 to purchase the
22 land comes from the Community Housing Reserve in
23 the Community Preservation Fund, as well as from
24 the, I believe, from the Undesignated Fund

1 Balance. I'm not sure. I don't remember for
2 sure.

3 MS. PUTNAM: I think you're
4 misunderstanding me, but that's okay.

5 CHAIRMAN CARMICHAEL: Well, say it
6 again.

7 THE MODERATOR: So - so, we have to
8 spend ten percent of Community Preservation
9 receipts every year on housing. And we don't do
10 very well on spending that on an annual basis.
11 And so some of it has been transferred into the
12 fund that you referenced. Others, like this
13 amount, needs to be spent. So we need either to
14 go put it in the other account, take it out of
15 the other account later, or give it to the
16 Habitat for Humanity through this article.

17 So, I mean, you could put it into
18 another account and then give it to them from
19 that account, or you could just appropriate it
20 directly to them.

21 [Laughter.]

22 THE MODERATOR: You know, it's a half a
23 dozen of one, six of the other.

24 Mr. Netto.

1 MR. NETTO: Joe Netto, Precinct 9.

2 Can somebody explain to me why we don't
3 have a map as to where this land is? Again,
4 it's in the warrant book. Here, you're asking
5 me for some money to buy five and a half acres of
6 land. Where is it? I do not know where the
7 Living Waters Christian Center was going to be
8 built and I don't have the assessor's maps.

9 Again, information in the warrant book
10 is missing. I'm not speaking against the
11 article, but I mean - and who owns the land and
12 where is the land?

13 CHAIRMAN CARMICHAEL: Mr. Netto, there
14 is a slide in our presentation that we made
15 Monday. If we could pull that up from the
16 Community Preservation Fund.

17 MR. NETTO: Okay, okay --

18 CHAIRMAN CARMICHAEL: And the land is
19 just this side of Waquoit Congregational Church,
20 on Barrows Road.

21 MR. NETTO: Well, how come that map,
22 again, wasn't published in the warrant - Mr.
23 Moderator, how come the land - the map of the
24 land was not in my warrant book? Can I get an

1 answer to that question? Well, can we see a map
2 now, please?

3 CHAIRMAN CARMICHAEL: We [inaudible.]

4 MR. SHEA: Bob Shea, GIS Coordinator
5 for the Town of Falmouth.

6 Joe, there are 11 or 12 Community
7 Preservation Committee articles. I didn't
8 create a map for each Community Preservation
9 Committee article, and I wasn't asked to.

10 MR. NETTO: Well, then, okay, I'm
11 sorry. Then, in the future, in the future when
12 we - could we --

13 THE MODERATOR: There's the map.

14 MR. NETTO: There, okay, thank you.
15 That's all I'm asking for. Thank you.

16 THE MODERATOR: Okay, I see a hand. I
17 don't see a face but I see a hand over here.
18 Behind Mr. Haddad. There he is.

19 MR. PANISH: Barry Panish, Precinct 7.

20 This is off of Barrows Road. And I
21 approve of the affordable housing being put onto
22 this lot but the density of 12 single family
23 homes on five and a half acres - and if anybody
24 is familiar with Barrows Road, it is a very, very

1 highly dense area of housing and a very, very
2 narrow road. And 12 single family homes just
3 seems to be over-density for this area. I would
4 prefer there being maybe eight units in there.

5 My other concern is when Living Waters -
6 who - this is a little ambiguous here. I
7 believe they are still the owners of this
8 property. It says now or current owner of
9 Living Waters. Approximately ten or twelve
10 years ago, when they looked to build a church
11 onto this property. One of the reasons that a
12 permit was denied was that they did not have
13 enough frontage on Barrows Road to put a road in.
14 And I don't see this being changed. I've talked
15 to the abutters in the past week and they have
16 not given up or been approached to give up any
17 land.

18 I don't know - I did mention this at the
19 precinct meeting and brought it up to Community
20 Preservation Committee. You do not have enough
21 frontage on Barrows Road for a legal road.

22 CHAIRMAN CARMICHAEL: Well, Habitat was
23 aware of that when they first started putting
24 together this project, and they are resolving

1 that. They can't go forward if they don't.

2 MR. PANISH: Resolving it in?

3 CHAIRMAN CARMICHAEL: It will be a 40B
4 project and the density - - I think Habitat has
5 built 75 homes on the Cape, so they've got a
6 business plan that determines not only what is
7 financially feasible, but what works in terms of
8 neighborhoods for the population they're serving.
9 So this is their best guess of how best to use
10 that property.

11 MR. PANISH: Okay, but that still does
12 not answer having --

13 THE MODERATOR: I think Mr. Duffy had
14 an answer. Mr. Duffy.

15 MR. DUFFY: This project is scheduled
16 to go forward as a Chapter 40B comprehensive
17 permit, and under the rules for Chapter 40B
18 comprehensive permits, the Board of Appeals,
19 acting as sort of a super permitting agency, can
20 waive the frontage requirement or give them
21 waivers or variances. So that can be resolved.
22 But Habitat for Humanity does have to address
23 the issue and they - well, my understanding is
24 that they intend to.

1 MR. PANISH: So you could have a non-
2 compliance road just because it's 40B housing?

3 MR. DUFFY: Yes.

4 THE MODERATOR: That's what 40B is all
5 about; they can do whatever they want.

6 Ms. Connolly.

7 MS. CONNOLLY: How - do I have to stand
8 up? I don't want to. Oh, well, okay.

9 Thank you, Nancy.

10 Anne Connolly, Precinct 6.

11 Is there a total development cost listed
12 on this project yet? Even just conceptually?

13 THE MODERATOR: Madame Chair.

14 CHAIRMAN CARMICHAEL: I'm looking to
15 see if I have that in our summary.

16 MS. CONNOLLY: And is this - this isn't
17 - this is just a portion, correct, of the down
18 payment on the land?

19 THE MODERATOR: Ms. Cuny.

20 MS. CUNY: The total project that they
21 gave is \$3,787,541.

22 MS. CONNOLLY: So, do we have a
23 percentage? Did you guys break it down?
24 Well, typically, with - you ask for folks to ask,

1 you know, what the percentage is, so.

2 CHAIRMAN CARMICHAEL: This proposal is
3 for the property.

4 MS. CONNOLLY: Uh-huh.

5 CHAIRMAN CARMICHAEL: And the financial
6 plan for the actual development is still in
7 process.

8 MS. CONNOLLY: I understand that. But
9 they have to have done a pro forma.

10 CHAIRMAN CARMICHAEL: We don't have
11 that pro forma yet.

12 MS. CONNOLLY: So, I came out with
13 around \$30,000 per unit for acquisition, is that
14 correct? For acquisition only?

15 CHAIRMAN CARMICHAEL: I don't know.

16 MS. CONNOLLY: Okay.

17 THE MODERATOR: Okay, further
18 discussion on Article 35?

19 The question will come on the main
20 motion. All those in favor, signify by saying
21 aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [No.]

1 THE MODERATOR: The opinion of the
2 chair is that the ayes have it by a majority.

3 Article 36. This is also a Community
4 Preservation Committee article. Article 36.

5 CHAIRMAN CARMICHAEL: The Committee
6 moves the article as recommended.

7 THE MODERATOR: As recommended. This
8 is to vote to appropriate the sum of \$137,164
9 from the Community Preservation Budgeted Reserve
10 to develop a conceptual plan for the Coonamessett
11 Greenway Gateway Park, and construct two
12 pedestrian bridges and wetland walkways at
13 Coonamessett Greenway Heritage Trail and Gateway
14 Park.

15 Who held this one? Any discussion on
16 Article 36?

17 The question will come on the main
18 motion as recommended. All those in favor,
19 signify by saying aye.

20 [Aye.]

21 THE MODERATOR: All those opposed.

22 [No.]

23 THE MODERATOR: The ayes have it by a
24 majority.

1 CHAIRMAN CARMICHAEL: Thank you.

2 THE MODERATOR: Article 38. This is
3 also a Community Preservation Committee article.

4 CHAIRMAN CARMICHAEL: The Committee
5 moves indefinite postponement on this article.
6 The applicant withdrew the application for
7 funding.

8 THE MODERATOR: Okay. So the new
9 recommendation and the main motion is indefinite
10 postponement. Under state statute, we cannot
11 vote anything in the positive without a
12 recommendation of the Community Preservation
13 Committee. So the main motion is indefinite
14 postponement.

15 All those in favor, signify by saying
16 aye.

17 [Aye.]

18 THE MODERATOR: All those opposed no.

19 [None opposed.]

20 THE MODERATOR: The ayes have it
21 unanimous.

22 At this time, I'd recognize the Chairman
23 of the Board of Selectmen for notification of the
24 next Annual Town Meeting.

1 CHAIRMAN JONES: Mr. Moderator, the
2 Fall Town Meeting will be on November 6, 2017 at
3 7:00 p.m.

4 THE MODERATOR: November 6th at 7:00
5 p.m. is our next Town Meeting.

6 And Madame Chairman - all right, so our
7 total figure for this Town Meeting, the Annual
8 Town Meeting, is \$147,253,173.

9 At this time, the Chair would entertain
10 a motion to dissolve the Annual Town Meeting.
11 So moved.

12 All those in favor, signify by saying
13 aye.

14 [Aye.]

15 THE MODERATOR: All those opposed no.

16 [None opposed.]

17 THE MODERATOR: The ayes have it and
18 the meeting is dissolved.

19 [9:02 p.m., whereupon this meeting ended.]

20

21

22

23

24

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE, SS

I, Carol P. Tinkham, a Professional Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the foregoing is a true and accurate record of Night One of the Falmouth Annual Town Meeting, taken by me on Wednesday, April 5, 2017. To the best of my ability the within transcript is a complete, true and accurate record.

In witness whereof, I have hereunto set my hand and Notary Seal this 9th Day of May, 2017.

Carol P. Tinkham, Notary Public
My Commission Expires:
April 5, 2024

PLEASE NOTE: THE FOREGOING CERTIFICATION OF THIS TRANSCRIPT DOES NOT APPLY TO ANY REPRODUCTION OF THE SAME BY ANY MEANS UNLESS UNDER THE DIRECT CONTROL AND/OR DIRECTION OF THE CERTIFYING REPORTER.