



Falmouth Planning Board

59 Town Hall Square, Falmouth, MA 02540

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REC'D BY TOWN CLERK
AUG 7 2026 AM8:48

Select Board Meeting Room, Falmouth Town Hall

59 Town Hall Square, Falmouth, MA

August 11, 2026 – 6:30 PM

AGENDA

PUBLIC COMMENT

MINUTES: July 28, 2026

PUBLIC HEARING:

Applicant: Kevin P. Klauer II on behalf of 28 Falmouth Heights Road LLC – Special Permit application to allow parking within a front yard and within five feet of a property line at 28 Falmouth Heights Rd.

Filed: March 9, 2026

Applicant: Kevin P. Klauer II on behalf of Anthony Amaru – Special Permit application to allow parking within a front yard at 538 North Falmouth Hwy.

Filed: May 5, 2026

Applicant: Brian Yergatian – Special Permit application to for relief from the dimensional regulations as applied to exempt uses regarding a proposed solar photovoltaic carport at 709 and 737 Gifford Street.

Filed: May 18, 2026

Applicant: Church of the Messiah – Special Permit application under Section 240-5.1A(2) of the Falmouth Zoning Bylaw for relief from dimensional regulations as applied to exempt uses regarding a proposed ground mounted solar array at 534 Woods Hole Rd.

Filed: June 23, 2026

Applicant: Dina Browne, Esq on behalf of Falmouth 815 Main Street, LLC – Special Permit application under Section 240-14.11(5) of the Zoning Bylaws to park within 5 feet of a property line located at 0 Cycle Ave, Map 47B Section 09 Parcel 014A Lot 041.

Filed: June 30, 2026

PUBLIC MEETING:

Applicant: Kevin P. Klauer II on behalf of 28 Falmouth Heights Road LLC - Site Plan Review application for the renovation and redevelopment of the existing Red Horse Inn property at 28 Falmouth Heights Rd. The proposal includes the demolition of two existing structures,

All applications and supporting plans and documents can be found on the town's online permitting platform: <https://permiteyes.us/falmouth/publicview.php>. Make sure to click on the

"Planning/Historic" tab to view these applications.

Please note that agenda items may be taken out of order, per an affirmative vote by the Board

the construction of two new buildings and a swimming pool, and a new parking layout for the property.

Filed: February 12, 2026
Last Meeting: May 12, 2026
Deadline: August 28, 2026

Applicant: Kevin P. Klauer II on behalf of Anthony Amaru - Site Plan Review application to construct five (5) duplex townhouses with associated parking located at 538 North Falmouth Hwy.

Filed: May 5, 2026
Last Meeting: July 28, 2026
Deadline: August 28, 2026

Applicant: Brian Yergatian - Site Plan Review application to construct a solar photovoltaic carport system over the existing boat and RV storage area at 709 and 737 Gifford Street.

Filed: May 18, 2026
Last Meeting: August 11, 2026
Deadline: August 16, 2026

Applicant: Church of the Messiah – Site Plan Review application to construct a ground mounted solar array at 534 Woods Hole Rd.

Filed: July 6, 2026
Last Meeting: September 29, 2026
Deadline: October 4, 2026

PUBLIC HEARING:

Fall 2026 Town Meeting Planning Board Zoning Articles

- *Amend Ch 240 Articles 1 thru 14 - Correcting Technical Errors and Omissions*
- *Amend Ch 240 Article 6 – Use Tables: Adding “Semi-detached and two-family dwellings” allowed by Special Permit in Residence Districts (RAA, RA, RB, and RC)*
- *Amend Ch 240 Article 10 – Nonconforming Structures, Uses, and Lots: Amending two sections and adding new language from the Affordable Homes Act*
- *Amend Ch 240 Article 7 – Overlay Districts: Expanding the Mixed Residential and Commercial Overlay District*

PLANNING BOARD DISCUSSION:

Referrals to the Zoning Board of Appeals for the following 40B applications

- 0 Locustfield Rd
- 21 Pheasant Lane
- 0 Sandwich Rd – revised plans

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COMMITTEE REPORTS:

- Recreation Committee
- Community Preservation Committee
- Water Quality Management Committee

FUTURE AGENDA ITEMS

NEXT MEETING(S): August 25, 2026 and September 8, 2026

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