



# *Town of Falmouth*

## **Zoning Board of Appeals**

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

**July 9, 2026 – 5:30 PM**

Board of Appeals Public Hearings & Open Meeting  
Select Board's Meeting Room, Town Hall  
59 Town Hall Square, Falmouth, MA

### **Public Comment 5:30pm:**

#### **Continuation(s) 5:30pm:**

#084-25 Broken Bow Residences, LLC, '0' (lot 001A) Broken Bow Lane, East Falmouth – requesting a comprehensive permit to construct twelve (12) homeownership units within six (6) duplex buildings; three(3) units will be affordable

#### **Continuation(s) 6:00pm:**

#023-26 Bennett / Sempsrott, 402 North Falmouth Highway, North Falmouth – appeal of Building Commissioner's determination

#018-26 Bourne, Trustees, 6 Falmouth Heights Road, Falmouth – requesting a special permit to raze portions of the existing structure and construct an attached garage with habitable space above; use will change to residential use (Murphy, Morse, Duffy, Finneran, Peterson)

#### **New Hearing(s) 6:00pm:**

#030-26 Bennett / Sempsrott, 402 North Falmouth Highway, North Falmouth – appeal of Building Commissioner's failure to enforce zoning

#032-26 Hunt, 227 Edgewater Drive, West – requesting a special permit to construct additions to the first floor plus a second-story addition, exceeding 20% lot coverage by structures

#035-26 McClintock, Trustees, 65 Harrington Street, Teaticket – requesting a special permit to remove the existing screen porch and deck and construct an addition, increasing lot coverage by structures

#### **Open Meeting:**

- 1) Vote Minutes: June 18, 2026, June 25, 2026
- 2) Re-organization of Board
- 3) Board Discussion
- 4) Board Updates
- 5) Future Agenda Items

The Board reserves the right, by vote, to take items on the above Agenda out of order. Next Scheduled Public Hearings will be held on July 16, 2026, at 6:00 PM – Select Board's Meeting Room – Town Hall, Falmouth

