

# Falmouth Heights-Maravista Improvement Association

Annual Meeting, August 3, 2013, 8:30 AM – 10:15 AM

Location: Falmouth Yacht Club, 290 Clinton Avenue, Falmouth, MA 02540 (508) 548-3865

**NO PARKING ZONE** in FRONT of YACHT CLUB. **AVOID A TICKET:** If the Club parking lot is full, turn onto Deacons Avenue, just north of the Yacht Club, for ample parking along the Harbor.

## **MINUTES unapproved (revised 8/28/13)**

Edited for the FHMIA website- Board member names included;  
general membership names and financial data excluded).

**Present: 26 General members, 14 board members, Selectman Flynn and Moffett, Guest Matt MacNamara**

1. Welcome (Howard Grosser, President) Call to order at 8:36 a.m. Thank you to the many people for coming including Selectmen Moffett and Flynn, and Mr. MacNamara.

2. Nominating Committee (Barbara Gula)

A. **Vote:** Re-elect current Board members whose terms are due for renewal until 2016:

Nancy Fay, Paula Lichter, Gerard Natoli

**Motion: Debbie Scott-moved to re-elect, Susan- second, approved.**

B. **Vote:** Elect new Board members for 3 year term until 2016: Lance Kussell, John Williams

**Motion: MH (member)- moved to elect new members, Rod Baltz-second, approved.**

3. Guest Speaker: Matthew MacNamara, Chair, Falmouth Zoning Board of Appeals

Introduction by Howard Grosser. Mr. MacNamara spoke about the zoning board of appeals, its history and purpose as follows: The zoning board of appeals consists of 7 members, 5 voting members and 2 associate (non-voting) members appointed by the Board of Selectmen to 5 year staggering terms with 1 expiring each year. The powers of the board are restricted by the town by- laws. The board decides four types of petitions: Comprehensive (40B or affordable housing), variances, special permits, and appeals. All decisions must be made within the guidelines of the law, the board does not set precedence. If someone wishes to appeal a decision the board has made they must appeal the decision in a court of law.

The board holds meetings on Thursdays at 6:30 p.m Agendas are available on the town website and posted at town hall. Notices for hearings are published in the Falmouth Enterprise two weeks prior to the hearing date, if a hearing is continued a specific date for continuance is given.

The process in reaching a decision includes reviewing the application, a visit to the site, a review of the plans, listening to testimony, notification of neighbors within 300 ft of abutment. During the hearing the board members have a discussion and invite input from members of the community, the decision is reached in front of the public to allow for an understanding of how a decision is reached. After the zoning board reaches a decision the enforcement of that decision is turned over to the zoning administrator and building commissioner. The zoning enforcement agent only deals with complaints. If the building commissioner does not enforce the restrictions on a permit a member of the community must file a complaint for the zoning enforcement agent to become involved.

A variance is the most difficult type of petition the board decides, they are evaluated based upon certain land conditions and specific to a particular piece of property. There are two types of special permits: The planning board is the granting authority on particular special permits such as wind energy projects or the new CVS development. The zoning board of appeals grants special permits such as multifamily dwellings. Appeals of decisions made by the building commissioner must be presented to the board within 30 days. The majority of the decisions made by the zoning board of appeals are dealing with preexisting or grandfathered structures.

4. Approve Minutes from 2012 Annual Meeting (Paula Lichter) (previously mailed with June Vista)

**Motion: Barbara Gula- to approve last year's minutes, Debbie Scott- second, approved.**

5. Treasurer's Report (Kevin Smith) – report given, details available to members upon request

**Motion: Susan Gallagher- to accept report, Barbara Gula- second, approved.**

6. Membership Committee (Debbie Scott): This year Susan suggested the idea to publish information in the newspaper. Suggestions were also made regarding the use of social media and neighborhood outreach to attract new members.

## 7. Appointed Committees

- a. Communications (Debbie Scott) – 2 Vista newsletters mailed this year
- b. Communications Sub-Committee for Website & Email (Paula Lichter) 1220 visits to website since last year's meeting. There have been 11 posts since the meeting with a range of 60-65 views per post.
  - 1) annual mtg. min. on website? Inc. names of presenters and making motions; Is it helpful? Suggestions? Show of hands to see how many would like the meeting minutes posted on website- majority. Any other comments or suggestions requested to be made to Paula at the conclusion of the meeting.
  - 2) PayPal update
  - 3) report on use of website to view postings – google analytics report
- c. Hospitality (Susan Gallagher) Thank you to the hospitality committee for providing refreshments for the annual meeting. Thanks to Shaw's Market and Stop and Shop for providing refreshments.

## 8. Liaisons

- a. Beach Liaison (Lorraine Luchner) The Beach committee meetings are held the 3<sup>rd</sup> Wednesday of the month at the Harbor master's office. The parking lot at Falmouth Heights Beach is open the same time as last year, staying open till 10 p.m. with an attendant, the entire cost being paid by the town this year. A request has been made to take a count of the cars using the parking lot at Bristol Beach to determine if it could be used as a paid lot for tourists during certain days. The Beach Committee is aware of the request. A link to the meetings page is located on the website.
- b. Teaticket Liaison (Debbie) The annual meeting for the Teaticket Association is on 8/13/13, their dinner on 9/13/13. The main concerns for the association this year are Teaticket Park and the oyster planting in Little Pond.
- c. Traffic and Safety Liaison (Gerry Ryan) Several one way arrows and signs have been added to the streets in the area. The deteriorated street signs have been replaced. Sidewalk repair requests should be directed to John Lyons at the highway department. The DPW can replace existing signs if necessary, they are very responsive. All crosswalks must be ADA compliant unless they have been grandfathered. Intersection design reconfiguration in fall, with construction in spring. Any traffic or safety issues can be sent to Gerry. Meetings are held on the 2<sup>nd</sup> or 3<sup>rd</sup> Monday of the month, only items on the agenda are discussed so need to write to the committee beforehand if you want to have anything discussed. There will not be a meeting in August.

## 10. Old Business

- a. FH-M booklet for landlords/renters update (Howard) – The idea for a booklet has been well received, however there is not much to report. There should be one available next year.

## 11. New Business –

- a. New Balance Road Race (Susan Gallagher) Over the past year Susan and Gerry have attended the Road Race meetings. The request for additional runners was denied by the selectmen. The date of next year's race has been changed to the 3<sup>rd</sup> Sunday in August. There is an ongoing discussion to start the race earlier at 8 a.m. instead of 10 a.m. road closures will remain the same as previous years. There will be increased security this year due to the Marathon bombings. All Falmouth police officers are required to work the day of the race. The police and fire departments are confident in their ability to respond to any emergency.

- b. Social Event (Howard Grosser) Discussion on expanding the mission statement to be more social. Lance Kussell commented that it might be nice to provide a vehicle of more togetherness, an informal event to meet neighbors, get people to drop in, something that could be put on the books by Labor Day. Paula Lichter suggested having something on the beach to include families with children. The association has had no history of social events.

**Motion: Have Lance Kussell plan a social activity, seconded, approved.**

## 12: Announcements:

- a. Board secretary position open – seeking volunteer.
- b. Fireworks donations: to Falmouth Fireworks, to PO Box 500, Falmouth, MA 02541. PLEASE WRITE "HEIGHTS RESIDENT", "MARAVISTA RESIDENT" or "FHMIA MEMBER" on your check.
- c. Road Race Garden at the Heights Beach – volunteers please contact the Falmouth Beautification Council at <http://www.falmouthbeautification.org/Adopt-A-Garden.html> or (508) 457-5292

13. Public Comment – Questions and Answers

Q. Next year could there be a speaker from the tax department? Taxes have increased 20% in his development due to other properties being sold at high prices. A. Paula- Suggestion will be taken under advisement.  
Pat Flynn- The director of ~~assessment~~, Trish MacGlue, would be the best person to address this concern.

Q. Where does the sewer on Maravista stand? A. The town website has the proposal for a very specific area and must be voted on by October 1<sup>st</sup>. The project will not be completed for a couple of years. A link for this will be added to the website. The sewer direction will be from the beach to half way up Maravista, into the Heights 2 streets from Little Pond. The town meeting this year voted to design the sewer system, not the construction. The plan for the sewer system has been ongoing for the past 7 years. It is not set in stone and includes active management. It is set to include eco-toilets which the town will pay homeowners to purchase and monitor. Also included is the monitoring of nitrogen for algae, how to manage over the next 20-40 years to control the nitrogen content in watersheds. The Cape Cod Commission is working on a regional plan, it is not providing funding or planning just assistance.

Q. Will there be an assessment involved in the sewer project? A. Massachusetts General Law states that anyone on a sewer route must be connected, the only exception is for homes with eco-toilets. Paula will add a link to the website for eco-toilets. It could possibly be a betterment with the cost split between the town and the homeowners.

Q. Directed at guest speakers: Howard- In regards to the Board of Selectmen possibly moving Summary of Actions out of BOS meeting to town administrator, which would take many items out of public discussion (past: volleyball tournament on the Heights Beach, etc.). A. Items that must be voted on will be decided by the selectmen, items that could be handled legally by town offices will be. The BOS is still discussing this.

Comment: Directed at selectmen- Summer residents do not have input despite paying taxes, selectmen should have a summer meeting for summer residents to share their input.

Q. Can someone find out who is detonating fireworks illegally? This occurs nearly every weekend in the summer around 11 p.m. in the Falmouth Heights area next to the pond, it is an annoyance. A. Pat will discuss the issue with the Chief of Police.

Q. Does the organization donate to the town fireworks? A. Paula- No, many of our members already donate. Do the members think we should be donating funds as a group, received a mixed response from group, less than majority.

14. Announce date for next Annual Meeting – Saturday, August 2, 2014

15. Adjourn **Motion: Barbara Gula- motion to adjourn at 10:09 a.m., Rod Baltz- second. Meeting adjourned 10:17 A.M.**