

Falmouth Heights-Maravista Neighborhood Association

Annual Meeting, Saturday, August 2, 2025

9 AM

Lawrence Junior High School

Meeting Minutes to be voted on at 2026 Annual Meeting

Present:

Directors:	6	Dave Buzanoski, Debbie Scott, Greg Mazmanian, Carol Ziemian, Joan MacClary, and Bruce Buch
Members:	59	
Speakers:	4	
Select Board member	1	
Guests	7	
Total:	77	

1. **Welcome** (David Buzanoski, President) - David called the FHMNA Annual Meeting to order at 9:15 and introduced the slate of speakers: **Town Manager Mike Renshaw, Wastewater Superintendent Amy Lowell, Director of Public Works Peter McConarty, and YMCA Representative Team Leader Susan Daniels.** Dave explained that we would hear from Mike Renshaw first and then Peter McConarty before voting to approve the 2024 Annual Meeting Minutes from August 3, 2024 and the 2024 Treasurer's Report to accommodate their demanding schedules. Amy Lowell and Susan Daniels will speak after the 2024 Annual Meeting Secretary's Report and the Treasurer's Report are presented for approval. A Q and A period will be available after each of the final two speakers address the membership and after New Business.



Treasurer Greg Mazmanian greets Alex Kahn; Director Joan MacClary greets Mary Driscoll.



2. **Standing Committee: Nominating** (Debbie Scott) - David Buzanoski called for a vote to renew **Paula Lichter's** and **Bruce Buch's** Board Memberships until 2028. Debbie Scott moved and Joan MacClary seconded to renew **Paula Lichter's** Board membership. A vote was taken and the motion passed unanimously. Greg Mazmanian moved and Mary Driscoll seconded to renew **Bruce Buch's** Board membership. A vote was taken and the motion passed unanimously.

A vote to accept the nominations of two new Board Members whose terms will expire July 2028 was taken. Debbie moved to accept **Ray Fuller** as a Board Member and Joan seconded. The member vote taken passed the motion unanimously. Debbie moved to accept **Ken Kharbanda** as a Board member; Greg Mazmanian seconded. The membership vote taken passed the motion unanimously. Both new Board members stood up and were recognized.



New Board Member Ray Fuller



New Board Member Ken Kharbanda

3. Speakers:



Town Manager Michael Renshaw

Town Manager **Michael Renshaw** spoke first; he discussed the importance of getting the big picture as the town's capital needs are addressed. He emphasized the role the new Finance Director Laura Sitrin will play in helping to determine the needs of each department. "We will need at least 3/4s of a billion dollars in the next ten years and the emphasis on expenditures will be placed on *needs* and *preventive maintenance* which will be key to saving money." Renshaw added, "Some maintenance problems were kicked down the road in the past; this round there will be an emphasis on what works and not beauty: HVAC, roofs, electrical systems will be repaired or renewed if needed."



Director of Public Works Peter McConarty

Director of Public Works **Peter McConarty** spoke second and described the need to fix the sea wall which is a \$150K project. He said the roads need work but right now there is not enough money. He reminded those present that the population is growing but the staffs are not, so it does not help to get the job done. Major projects the town is facing include refurbishing the Trotter Park Ball Field, and the watermain replacement on Sandwich Road between Brick Kiln Road and Teaticket Highway, while the outfall pipe project and new police station facilities are also looming.

He said he questioned how the town will pay for all these projects without raising taxes and said the leverage drop off won't work for us. "We are looking at needs, not wants," he said. "We need to look for alternative sources and be creative. We need to think outside the box; water usage and the effect new housing and increased population will have on supply is a concern."

By 2045 our full-time residential population will reach 48K not the 32K we have now. The seasonal population has already grown from 80 to 100K,” he added. “We dug 700 feet in Woods Hole yesterday; DPW tries to do this ourselves. We are working on drainage more often lately due to the amount of rain that seems to be falling all at one time. Drainage costs will be put in our Capital Plan.”

Peter also pointed out that we now have 12 areas in town designated as *Safety Zones* where the speed limit is 20 MPH. Signs have been posted at the beginning and end of each zone. He said, “This did not require state permitting. The zones will be active 24-7, 12 months a year and will address safety needs along the beaches.” The DPW is also talking about the beautification of the Heights Beach. He said, “I agree with what Dave said, ‘the Heights Beach is a gem’.” Peter thanked Dave for addressing the need for some improvements and suggested that perhaps we (the members) could put together a small group of neighbors to brainstorm ideas that might be helpful as to ways to beautify the Falmouth Heights Beach area.

4. **Secretary’s Report** (Carol Ziemian) - A vote to approve the minutes from the 2024 Annual Meeting was taken. Charlie Matteo moved to accept; Gerry Ryan seconded. The member vote to accept the minutes was unanimous.
5. **Treasurer’s Report** (Greg Mazmanian) - “From a financial standpoint, the Association is liquid with no debt as we enter our new fiscal year of 2025-26”. Greg presented the financials for July and then for the annual year from 8/1/24 – 7/31/25. Charlie Matteo moved to accept both reports; Mary Driscoll seconded, and the vote to accept was unanimous. Members may request a copy of the detailed financial report by emailing info@fhmna.org
6. **Speakers continued:**



Wastewater Superintendent Amy Lowell

Wastewater Superintendent **Amy Lowell** spoke concerning the nitrogen reduction project. The outfall pipe’s installation will utilize directional drilling similar to the way Eversource has recently installed cables to Martha’s Vineyard. She said, “There will be nothing above ground (in the Kite Field) and no one will know the pipe is there.” The outfall pipe will then be led offshore approximately 2500 feet to an underwater diffuser array which will rapidly diffuse and dilute the effluent in the East-West current flow of Vineyard Sound.

Q and A highlights:

Question: Member Mary Driscoll asked Amy Lowell to explain how the outfall pipe would affect the area near the harbor. She said the area often floods after a storm as it is now. How will it affect the road?

Answer: Amy said, "It won't affect the road because it is buried very deep."

Question: Greg Mazmanian asked Amy, "It is a short distance to Buzzards Bay. Why can't the pipe be installed at Buzzards Bay?"

Answer: Amy said cost was a major factor and that installing it at Buzzards Bay would require drilling through boulders and drilling through boulders is expensive.

Question: Marc Comstock: "What are we looking at? How long will it take? Do we have to fear summer construction?"

Answer: Amy said, "Four months or less. Pipe laying will be 100-250 feet a day."



Susan Daniels, FHMNA member, spoke about the YMCA.

Susan Daniels, a YMCA Representative Team Leader, introduced herself and spoke at length about the plans to build a new YMCA for the Upper Cape with the help of a \$2 million donation from the Richard and Susan Smith Family Foundation whose gift brings the total amount for its construction campaign to over \$28 million, surpassing the 75% mark toward the \$35 million goal to get the job done. The YMCA Cape Cod already closed on the purchase of a 6.16 acre parcel from the Christ Lutheran Church located on Brick Kiln Road in Falmouth. The campaign for funding continues and Daniels said she is determined to bring the good news to Falmouth residents and get them enthusiastic as well as interested in helping to raise funds and perhaps donate as individuals. She said, "We have a \$500K gap to close. Memberships will help but donations are important as well".

The YMCA will have two swimming pools, a gym, a walking track, fitness equipment, a wellness center, pickle ball courts and more. Breaking ground should begin in October 2025. Daniels made available a handout for members who were interested in supporting the project or gaining more information.

7. **Correspondence** (Dave) **Scholarship recipient** - Dave announced that this year's recipient of the Robert T. Smith Memorial Scholarship of the Falmouth Heights – Maravista Neighborhood Association, distributed by the Falmouth Scholarship Association is **Noah Dell'Arciprete**. Noah graduated from Falmouth High School with High Honors, served as the captain of the football team and was a member of the Yearbook Club. Noah will be attending Nichols College this fall.

8. **Appointed Committees**

a. **Clean-Up** (Dave) - We held our traditional Fall and Spring Clean-ups and close to 25 members participated in each. The date for this fall Fall's Clean-up will be announced shortly.

b. **Social** (Carol) - The Spring Social was an overall success. We received positive feedback from members. The Cape Cod Room Coonamessett was perfect, the food delicious, and the Cape Cod/Falmouth Trivia Game cultivated congeniality and enthusiastic competition between members at each table and from table to table. Overall, some of us learned more about the summer place we love while getting to know our neighbors better as well. We will look forward to our traditional Fall Social to be announced.

9. **Liaisons**

a. **Beaches** (Carol) - Great work by DPW this year in response to the Fourth of July fireworks. Clean-up was swift, drones used for surveillance as well as ATV's for crowd control helped make it a very safe and successful event. Closing the parking lot on the Heights Beach at 2 pm was genius. Ticketing illegally parked cars along Worcester Court and increasing the amount of no parking signage helped to create a safer atmosphere for all. As for changes on our beach, an extra bike rack was added early in the season which seemed helpful for those walking to get to the cement walkway near the beach because bikes were not carelessly strewn about.

b. **Coastal Watch** (Debbie) - Debbie explained that due to sewer installations in the immediate area, the water quality of Little Pond has improved and now is meeting the nitrogen limits. In April 2025, the Falmouth Great Pond Phase 1 Sewer Project was approved; contracts are expected to be awarded this November with construction beginning shortly after. Then, Great Pond should secure the appropriate nitrogen limits when the sewerage of the northeast portion of the Maravista peninsula, as well as the Teaticket Path peninsula, are completed. Although this is out of our focus area, it will affect the Bristol Beach area. Traffic will be disrupted.

c. **DPW & Conservation Committee** (Joan) - Joan said she was pleased to report that all railings at the Heights Beach have been repurposed and the last step at the beach end has been fixed. Weeds have been removed from the cracks in the sidewalk along the beach wall by using vinegar and a weed-whacker, not dangerous chemicals. This fall will also see the opening of a new conservation area, a park behind the Little Pond apartment complex (41 Spring Bars Road) with a parking area, paths and soon a launching area for kayaks.

d. **Police Dept** (Dave) - Dave offered kudos to the police chief and department for their recent handling of the July 4, 2025 holiday weekend. The 65 local officers and 25 state troopers present on July 4 for the Fireworks display made a difference and kept members of our community safe while enjoying the festivities.

e. **Road Race** (Debbie) - This will be the 50th year of the wheelchair race. Overall, \$4 million was raised to support the event and 1200 volunteers have signed up to make it happen. There will be a helicopter flyover. Awards will be presented inside the tent and food will be bagged and handed to runners to keep the runners moving so the race can be brought to closure more efficiently and quickly. Road closures will run from 4 am to 2 pm on race day and clean-up will take place immediately after.

f. **Select Board** (Dave) - The Select Board is taking a look at short term rentals, accessory apartments and by-law revisions. As for the wind farm cables coming to our shoreline in the Heights, the threat may still be there but for now the SouthCoast Wind project is currently on a 4-year hiatus. Time will tell, but we should remain vigilant.

g. **Traffic and Safety** (Joan) - Joan briefly discussed the new 20 MPH restrictions in the newly designated "Safety Zones." She commended the police for their attention on July 4 concerning illegal parking, especially on Worcester Court and the immediate area.

10. **Old Business –**

a. SouthCoast Wind Project (Dave) - *See #9, f. above.*

b. Outfall pipe, Kite Park (Dave) - *See #6 above:* Amy Lowell's response to the outfall pipe installation. Dave spoke briefly and reminded members that as things stand, the outfall pipe will be installed.

11. **New Business** - None at this time.

12. **Question & Answer period** - Several members asked questions and/or shared concerns and made suggestions. These included:

a. "Increase the amount of the FHMNA Scholarship awarded each year. \$1,000 doesn't go very far today," said one member.

b. "The staircase near the Kite Field is falling apart and needs to be repaired. Although they rake the beach briskly, they often dump stuff on the beach when they clean the road. They need to try not to continue doing the latter," said another member.

c. Praise for DPW was voiced because they so rapidly fixed the fence in the parking lot near Bristol Beach when an aggressive driver plowed through it and knocked it down.

d. "DPW's trash pickup this season on our two beaches seemed more swift and efficient than it was previous seasons," another member noted.

13. **Next Annual Meeting:** Date set for August 1, 2026.

14. **Adjourn:** Dave moved to adjourn at 11:57 AM. Debbie seconded. The motion passed unanimously and the meeting adjourned.

Respectfully submitted by:
Carol Ziemian
FHMNA