



Architectural rendering of the proposed 40B in North Falmouth.

Developer Revises Appearance Of North Falmouth Chapter 40B Project

By BRENT RUNYON
A Chapter 40B affordable housing development in North Falmouth that was permitted three years ago, but never constructed, is being revived by a new developer.
The Pine Street development was originally permitted in 2007 to developer William B. Kelly on the site of the former Fraser Nursing Home and called Kelly Green Condominiums. The only construction completed was a single foundation for the proposed four duplex buildings.
Now, developer Joseph R. Valle of The Valle Group in East Falmouth, has an agreement to

purchase the land and build the 40B development there.
The project will include eight units in four duplex buildings. Six of the units will be market rate, and two will be affordable.
There will be some architectural changes from the original design.
"We're redoing it a bit in the home styles and making it a bit smaller in scale," said Mr. Valle. "We felt the original buildings that were planned were going to dwarf the existing neighborhood."
He said he plans to purchase the development in September and begin construction in October with a total construction time frame of 18 months.
The market-rate units will sell in the \$400,000 range, he said, while the affordable units will sell for around \$150,000. Those numbers are much less than Mr. Kelly planned to charge. When

the project was permitted by the Falmouth Zoning Board of Appeals, he said he planned to market the units at around \$600,000.
"The world is a lot different now," Mr. Valle said.
Mr. Valle said he is aware that there was some neighborhood opposition to the project originally, with more than 60 people signing a petition against it.
He said he hopes the neighbors will like the smaller scale of the project he is designing.
"We don't want something sitting out there like a sore thumb," he said.
Mr. Valle's offices are in East Falmouth, but this will be his first Chapter 40B project in Falmouth. He will work with MassHousing to certify the development is affordable. The affordable housing units will be awarded through a lottery run by Housing Assistance Corporation in Hyannis.

New Owner Restoring Buildings

The new owner of a multiple-dwelling property on Oakwood Avenue, Falmouth, is restoring the buildings.
Edward F. Lewis of Edgewater Drive East, East Falmouth, bought the homes at 33 Oakwood Avenue, which he said he intends to sell eventually.
Mr. Lewis purchased the property last year for \$225,000. The

property was in disrepair and run as a sober house in the preceding years. "It was a wreck," he said.
He said the work he is doing will bring value back to the property.
"At the end of the day, everybody's property will be worth more money," Mr. Lewis said.
Clover Landscaping was creating a new curb cut at the property on Friday.

Selectmen Drop One Old Policy, Add One On Code Of Conduct

By CHRISTOPHER KAZARIAN
Government is notorious for creating new rules and regulations, but seldom does it remove archaic ones. Monday, however, selectmen did just that in a discussion on policies that were created long before the current board was formed.
"We are cleaning up the books," Chairman of the Falmouth Board of Selectmen Brent V.W. Putnam said. "How rare does government do that? Usually we add more laws to the books."
The board discussed three specific policies, with Selectman Melissa C. Freitag providing her thoughts on each one, before members decided on whether to keep or remove them.
One policy the board agreed to delete was created in 1994 and required that a committee review the town's acceptance of parcels of land. The committee included members of the board of selectmen, the 300 Committee, the Department of Natural Resources, and the Falmouth Conservation Commission. Ms. Freitag said.
Selectman Mary (Pat) Flynn said most donations of land now go through The 300 Committee.
In assessing the policy, Falmouth Town Manager Robert L. Whritenour Jr. said it was "dated."
"You are dating me, if you date that," Ms. Flynn joked.
Mr. Putnam wondered if the policy related to land that would be used for municipal purposes as opposed to parcels set aside as open space.
Ms. Freitag said this was not the case, as the policy referenced accepting land that was inhabited by endangered species, for open space, and those that had historical and architectural value.
She suggested keeping the policy as a reference, although she admitted it might not be of any use to the board.
"If someone were to offer us land, it would likely go through The 300 Committee," Ms. Flynn said.
For that reason Mr. Putnam said he was inclined to delete the policy, noting it can be beneficial "to get rid of policies that have no value to us."
The board agreed, unanimously voting to remove it as a working policy.

Ms. Freitag also provided her thoughts on two other policies, including one that related to town employees showing up late during days of inclement weather. The policy was originally approved in 1999, Ms. Freitag said, and sets up reasonable expectations for non-emergency personnel to show up on time in the case of unforeseen events such as a snowstorm. Ms. Freitag noted that for those who show up more than two hours late for work their pay will be docked accordingly, if government has not shut down for the day.
"I believe that is negotiated with the unions and has to be there," Ms. Flynn said.
Mr. Whritenour agreed that the policy is an important one to have in place because some employees think they do not have to show up for work under certain circumstances. "You [selectmen] upheld it in 2008 and it is important to be there," he said.
The existing policy the board discussed was created in 1994 and related to the requirements for the town's acceptance of private roads.
Assistant Town Manager Heather B. Harper said the policy has to be kept because the conditions are tied to a state requirement.
Ms. Freitag questioned what sorts of services the town provides for private roads. Ms. Harper responded that the town will plow private roads as well as grade them when necessary.
Ms. Freitag suggested in future the town may want to look into these practices based upon the cost of providing these services to private roads.
At the same time selectmen removed a policy from the books, they added a new one related to the code of conduct for the board. The code is an outline of how board members should act and how their position relates to the town manager as well as to other town employees. In addition, it focuses on the ethics of board members in relation to voting and how they should make decisions.
Before approving the policy, Ms. Flynn weighed in on the draft, noting several grammatical changes that should be made to the document.
The document references when board members can question and speak with town staff. Mr. Putnam said, noting there is a gray area in which selectmen are not allowed to direct employees in their jobs.

The policy asks that board members treat all staff as professionals and limits their contact to them, noting that questions or requests for additional background information should go through the town manager, town council, department heads, and assistants in the town manager's office. The town manager needs to be included on all correspondence to town employees.
At the same time Ms. Harper said department heads and town employees appreciate when selectmen are interested in their work and what their departments do.
Another piece to the code of conduct requires the chairman of the board to act as the contact to the media, regarding decisions made by selectmen.
Selectmen debated a section of the policy related to how meetings should be run, wondering if the policy is based upon an established set of rules or up to the chairman's prerogative.
Mr. Putnam said meetings should be conducted based on agreed-upon rules rather than the chairman "acting as a dictator" and running the meetings as he or she deems fit. "It is an established set of guidelines," he said. "We agreed upon a set of rules so everyone knows how we will conduct our business."
At the conclusion of the discussion the board voted unanimously to approve the document with the agreed-upon changes. Ms. Freitag lauded the policy, suggesting it could be given to new members as an educational tool on how selectmen should conduct themselves.

Library Will Hold Scrabble Tourny

Falmouth Public Library will hold its first Scrabble tournament on Friday, August 20, from 10 AM to 5 PM. Six games will be played, roughly allowing 25 minutes per person per game. Lunch break will be from 1 to 2 PM. School tournament rules apply. Prizes will be awarded. It is open to teens and adults.
Limited to 20 players, advance registration is requested. Sign up at the Reference Desk; call 508-457-2555, extension 6; e-mail info@falmouthpubliclibrary.org; or text 66746 askrlp.

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