Town of Barnstable
Board of Health

200 Main Street, Hyannis MA 02601

Office: 508-862-4644

FAX: 508-790-6304

F.P. (Thomas) Lee, P.E, Chair
Daniel Luczkow, M.D., Vice Chair
Donald Guadagnoli, M.D.
Paul Canniff, D.M.D.
Christine M. Beer, PhD.

BOARD OF HEALTH MEETING MINUTES
Tuesday, July 28, 2026, 3:00 PM
James H. Crocker Jr. Hearing Room, Town Hall
367 Main Street, 2nd Floor, Hyannis, MA

This meeting is being recorded and will be posted for future viewing on the Town of Barnstable's Government Access Channel: https://barnstable.cablecast.tv/INTERNETCHANNEL/WATCH-NOW

A regularly scheduled and duly posted meeting of the Barnstable Board of Health was held on Tuesday, July 28, 2026. The meeting was called to order at 3:00 P.M. by F.P. (Thomas) Lee, Chair. Also in attendance were Board Members Daniel Luczkow, M.D., Donald Guadagnoli, M.D., Paul Canniff, D.M.D., and Christine Beer, PhD. Health Division staff members Thomas McKean R.S., C.H.O., and Vanessa Tripp, Office Manager, were present.

1. **Call to Order**

2. **Announcements by Chair**
   A. Recording Notice
   B. Roll Call

3. **Annual Election of Officers**

   Tom Lee, Chairman, stated he spoke with Daniel Luczkow, Vice Chair, and they wish to continue as Chairman and Vice Chair.

   Tom Lee asked the Board if there were any suggestions.

   There were no comments from the Board.

   Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to elect Tom Lee as Chairman and Daniel Luczkow, M.D., as Vice Chair.

4. **Remote meetings using Zoom during the months of September through December due to Town Hall elevator replacement work**

   Tom Lee stated the Board received a notice from the Town that the elevator will be under repair between September and December. Tom Lee stated the in-person meeting will be changed to a remote meeting.

   Mr. McKean noted he could research room locations, and the Board could vote next month. Mr. McKean stated he did reach out to ask if there are any other rooms that could be used in other buildings, and he did not hear back yet.

Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Daniel Luczkow, M.D., the Board voted unanimously in favor, to approve the Board of Health meeting to be held virtually via Zoom beginning in September.

5. **Body Art – New Establishment:**

   A. (WITHDRAWN) Debra Joyce, owner of establishment, Beyond Beauty – 68 Center Street, Unit 21, Hyannis, MA, Map/Parcel 327-154-00E, requesting approval to become a body art establishment for tattooing and permanent makeup.

   B. Samia Zahreddine, owner of new establishment, Dubai Lux Spa – 328 Main Street, Hyannis, MA, Map/Parcel 327-092, requesting approval to become a body art establishment for tattooing, permanent makeup, and microblading.

   Ghana Alayash was present. Ms. Alayash was representing her mom, Samia Zahreddine, owner of new establishment. Samia Zahreddine was not present.

   Ms. Tripp stated the facility was inspected by Public Health Nurse, Peg Stanton, and passed inspection.

   Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to approve new body art establishment for tattooing and permanent makeup.

6. **Body Art – New Artist:**

   Ghana Alayash, employee of Dubai Lux Spa – 328 Main Street, Hyannis, MA, Map/Parcel 327-092, requesting approval to become a body art practitioner *(for tattooing only).*

   Ghana Alayash was present.

   Ms. Tripp stated Ms. Alayash submitted all required documents and had good references.

   There was no public comment.

   Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to approve new body art practitioner for tattooing only.

7. **Body Art – New Apprentice:**

   Tsovinar Papyan, employee of Lash Boutique – 28 Barnstable Road, Hyannis, MA, Map/Parcel 327-077, requesting approval to become an apprentice for body art *(for tattooing only).*

   Tsovinar Papyan was present. Ms. Papyan stated she was applying for a permanent makeup artist. She noted services include eyebrows, eye liner, and lips.

   Ms. Tripp stated Ms. Papyan submitted the required documentation and that she would be an apprentice under her direct supervisor. Ms. Tripp stated references were contacted and that were good references.

   Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to approve new apprentice for body art for tattooing only.

8. **Septic System Variance – Repair:**
Adam Clough, Quinn's Excavation & Septic Inc., representing owners, Diane and Peter Eames, 3 Yacht Club Road, Centerville, MA, Map/Parcel 210-020, 10,019 square feet – Proposed repair of a failed leaching pit. Proposing to replace the leaching pit with new leaching chamber with stone. Property is within Phase 1 of the Comprehensive Wastewater Management (CWMP) Plan.

Adam Clough was present. Mr. Clough stated there was a Title 5 septic inspection done and it failed. Mr. Clough noted it is still in working condition. Mr. Clough stated originally that he was told town sewer was coming in 2027 and now it is 2031.

Mr. McKean stated Health staff had no objections.

There was no public comment.

Tom Lee asked what the capacity of the chamber is.

Mr. Clough stated he was not given the amount of volume that is left. Mr. Clough noted it is not backing up into the house and that the system is working properly.

After some discussion, and upon a motion made by Paul Canniff, D.M.D., duly seconded by Daniel Luczkow, M.D., the Board voted unanimously in favor, to grant this variance from 310 CMR 15.000, State Environmental Code, Title 5, in order to install one 500-gallon leaching chamber without engineering plans, at 3 Yacht Club Road, Centerville with the following condition: When public sewer becomes available, this dwelling/property shall be connected to public sewer within sixty (60) days of availability.

9. **Septic System Variance:**
WITHDRAWN (Continued from January 27, 2026) Ryan Pina, EIT, Outback Engineering, Inc., representing owner, Ronald Oliveira – 282 Parker Road, West Barnstable, Map/Parcel 176-013, 19,602 sq .ft – MicroFAST system proposed; multiple variances requested from Section 397-8(E) to install a soil absorption system 55 feet away from an onsite well in lieu of the 150 feet minimum setback required; from Section 397-8(E) of the Town of Barnstable Code to install a soil absorption system 118 feet away from a neighbor's private well at "264 Parker Road, West Barnstable" in lieu of the required from 150 feet setback; from Section 397-8(E) to install a septic tank 51 feet away from the onsite well in lieu of the required 100 feet minimum setback; and variances from 310 CMR 15.405(1)(g), State Environmental Code as described.

Thomas McKean shared information about this project. Mr. McKean contacted Ryan Pina, the designing engineer, inquiring how he could help move this project along. Mr. McKean informed Mr. Pina that there are floor plans available within our OpenGov computer system for a renovation project that was requested approximately one year ago. Mr. McKean emailed the floor plans to Mr. Pina and indicated the floor plan showed a three-bedroom floor layout with (not two as the septic system design showed) with a fourth room that was labeled as a den/office. Aside from this issue, Mr. McKean also spoke with Mr. Jeff Carter, Deputy Building Commissioner, about the status of the building permit for the pending one-year-old renovation project. Mr. Carter indicated the construction performed failed a rough inspection by the building inspector back in April 2025, as indicated within OpenGov, and the applicant never came back to correct the issue(s). Also, of note- recently Mr. Pina informed Mr. McKean that the system is functional. However, Mr. McKean heard from a different source that the system backed up. So, in the future, Mr. McKean indicated, if the system does in fact fail (i.e. receives

any reports of sewage back-ups or overflows), the Health Division will take enforcement action.

10. <u>Grease Trap Request:</u>

A. (Continued from June 30, 2026) Jay Patel, representing owner, Cape Cod Hotel, Holiday Inn Express – 1470 Iyannough Road/Route 132, Barnstable, Map/Parcel 274-001, Variance requested from Chapter 322 Food Establishments, Article I Minimum Sanitation Standards, 322-3 Grease Traps, of the Town of Barnstable Code and Section 901-15 of the Town of Barnstable Code. Requesting a variance from the requirement to install a minimum 1,000 gallon in-ground grease trap.

Jay Patel was present. Mr. Patel stated he received the results on the oil and grease testing today. Mr. Patel provided copies to the Board at the meeting.

Tom Lee stated he asked Mr. Patel to grab a sample on the sewer effluent line before it connects to the Town sewer. Tom Lee stated the results were very low at 1.1.

Dr. Caniff asked if this was brought to the DPW Division.

Tom Lee and Dr. Guadagnoli noted that it was received today.

After some discussion, and upon a motion made by Donald Guadagnoli, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to table this to August 25, 2026 Board of Health meeting.

B. James Surprenant, representing owner, Tim Meagher, Three Story on Main, LLC, “Sweet Life Creamery & Coffee Inc.” – 776 Main Street, Osterville, MA, Map/Parcel 117-085, Variance requested from Section 322-3 of the Town of Barnstable Code to operate a food establishment without an in-ground grease trap.

James Surprenant was present. Mr. Surprenant stated the variance was granted to the previous owner of the operation and that he is operating the same as the “Salty Cow.”

Mr. McKean stated Health staff had no objection.

Dr. Guadagnoli noted that the applicant is aware that at the time of connection to public sewer, the installation of an in-ground grease trap will be required.

Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Daniel Luczkow, M.D., the Board voted unanimously in favor to grant a variance from Section 322-3 of the Town of Barnstable Code, which requires a minimum 1,000-gallon capacity grease traps at all food establishments. This variance was granted with the following conditions:

(1) The menu is restricted to soft serve ice-cream, sundaes, frappes, flurries, ice-cream sandwiches, sweet life affogatos, pup cups, toppings, and various types of coffees and lattes as listed on the submitted menu dated July 15, 2026.

(2) The applicant must first seek permission from the Board of Health prior to preparing any other foods at this site.

(3) Only paper plates and plastic utensils shall be utilized.

(4) This variance is not transferable to another owner or lessee of this establishment.

(5) This variance decision letter shall be posted on a wall adjacent to your food service permit in an easily accessible location for viewing by a health inspector during inspections.

11. <u>Sewer Connection/Extension Request:</u>

Richard Childs, representing owner, Randolph Childs – 1047 Falmouth Road/Rte 28, Hyannis, MA, Map/Parcel 250-004, Phase 1, SEWH-24-342 - Requesting an additional twelve-month extension to connect building to public sewer.

Richard Childs was present.

Tom Lee stated he read the letter submitted by Mr. Childs.

Mr. McKean stated Health staff had no objections.

Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Christine Beer, Phd., the Board voted unanimously in favor, to approve sewer extension request.

12. <u>Temporary Food Event Approval:</u>

A. Danubia Demelo, Founder – One Voice Under Jesus, representing event "First Gospel Festival of Cape Cod – One Voice Under Jesus" – Hyannis Village Green, 367 Main Street, Hyannis, MA, Map/Parcel 327-001, requesting approval for a temporary food event.

Danubia Demelo was present.

Tom Lee asked Health staff if we have the necessary information about the hand wash stations.

Mr. McKean indicated the submitted plan is satisfactory.

Mr. McKean asked if there were three vendors so far.

Ms. Demelo stated, "so far."

Mr. McKean stated there will be an inspector there because there are more than three vendors, according to the Health Division policy, and it is also the first time for this event.

Upon a motion made by Daniel Luczkow, M.D., duly seconded by Paul Canniff, D.M.D., the Board voted unanimously in favor, to approve new temporary food event.

B. Wanessa Aguiar, Lagoinha Cape Cod Church, representing event "Country Fest"– 58 Corporation Street, Hyannis, MA, Map/Parcel 293-026, requesting approval for a temporary food event.

Wanessa Aguiar was not present.

Mr. McKean noted the applicant wrote water stations, instead of hand wash stations, on the plan submitted.

Dr. Guadagnoli asked if Mr. McKean would be okay with Ms. Aguiar confirming that the water station is the same as handwash station.

Mr. McKean stated, “yes.” Mr. McKean noted because there are 100 people or less attending, and one food vendor, it is unlikely that a health inspector will be inspecting event. Mr. McKean stated it is all about reviewing the application and the plan.

After some discussion, and upon a motion made by Christine Beer, Phd., duly seconded by Donald Guadagnoli, M.D., the Board voted unanimously in favor, to approve temporary food event subject to confirmation about the hand wash stations.

13. Minutes:

May 26, 2026 Board of Health meeting

Upon a motion made by Donald Guadagnoli, M.D., duly seconded by Daniel Luczkow, M.D., the Board voted unanimously in favor, to approve May 26, 2026 meeting minutes.

14. Adjournment

Upon a motion made by Paul Canniff, D.M.D., duly seconded by Daniel Luczkow, M.D., the Board voted to adjourn. (Unanimously in favor).

Adjourned at 3:28 P.M.