



**Town of Barnstable
Conservation Commission**
230 South Street
Hyannis Massachusetts 02601

Office: 508-862-4093

E-mail: conservation@barnstable.gov

AGENDA – CONSERVATION COMMISSION HEARING

DATE: May 19, 2026 @ 3:00 PM

This meeting of the Barnstable Conservation Commission is being recorded and transmitted by the Information Technology Department of the Town of Barnstable on Channel 18. Under MGL Chapter 30A Section 20, anyone else desiring to make such a recording or transmission must notify the Chair.

The Conservation Commission’s Public Hearing will be held by remote participation methods.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website: <https://barnstable.cablecast.tv/internetchannel/watch-now>
2. Real-time public comment can be addressed to the Conservation Commission utilizing the Zoom link or telephone number and access code for remote access below.

Remote Participation Instructions

<https://townofbarnstable-us.zoom.us/j/82242796964>

Meeting ID: 822 4279 6964

US Toll-free • 888 475 4499

3. Applicants, their representatives and individuals required or entitled to appear before the Conservation Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Edwin.Hoopes@barnstable.gov, so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing Edwin.Hoopes@barnstable.gov. Comments should be submitted at least 8hrs prior to the hearing.

REMINDER TO APPLICANTS:

FEEES FOR LEGAL ADS ARE LISTED BELOW. PLEASE MAIL CHECKS TO CONSERVATION, 230 SOUTH STREET, HYANNIS, 02601

Conservation Commission meeting materials are available through Laserfiche. Links to application materials can be accessed [HERE](#).

I. OLD & NEW BUSINESS

A. Introduction – Conservation Agent Robert (Rob) Brewer.

II. REVISED PLANS

	<u>Project Type</u>	<u>Revisions</u>
A. Tobias Welo SE3-6311 25 & 35 Cove Lane, Osterville	Reconstruct sandbag array/beach nourishment	Modify construction details
B. Babcock Holdings, LLC SE3-6097 11 & 27 Marchant Avenue, Hyannisport	Revetment connection between existing structures. Replace stairway & platform.	To seek approval for As-Built stairs & platform, stepping stones, and restoration plantings.
C. AAR Legacy, LLC SE3-5905 671 Old Post Road, Cotuit	Replace timber bulkhead with stone revetment. Replace beach house, deck & stairs.	Permit existing rinse station and step. Reduce size of approved deck.

III. WARNING LETTERS

- A. Jeffrey P Chandler & Robert M Luciano Trs and Chandler Luciano Trust – 56 Bone Hill Rd, Barnstable – Map 336 Par 050-001. Alteration of a 50’ buffer to a wetland resource area – vegetated wetland – by cutting vegetation – and failure to comply with approved plan of record for SE3-5737.
- B. Robert C & Mary J Abel – 128 Long Beach Rd, Centerville – Map 205 Par 014. Alteration of wetland resource areas – dunes and flood zone – by cutting and topping vegetation.
- C. Deborah Sosland-Edelman Tr and Cotuit House Trust Number 1 – 54 Point Isabella Rd, Cotuit – Map 074 Par 018. Alteration of a wetland resource area - flood zone – by removing trees.
- D. Everett Tilden Diggs Jr & Colette N Spillane-Diggs Trs and Everett Tilden Diggs Jr R T & Colette N Spillane-Diggs R T – 140 Indian Trail, Barnstable – Map 336 Par 013-001. Alteration of a buffer to a wetland resource area – vegetated wetland – by removing dead trees & adding unpermitted hardscape.

IV. ENFORCEMENT ORDERS

- A. Kayvan & Gertrude Shahabi Trs and Shahabi Family Revocable Trust – 163 Starboard Lane, Osterville – Map 166 Par 042. Alteration of a wetland resource area – flood zone – and a buffer to a wetland resource area – North Pond – by cutting vegetation.
- B. Akram E. Rafla, and S&D Boston Properties, LLC – 108 Little River Road, Cotuit – Map 054 Par 020. Alteration of a wetland resource area – coastal bank - by cutting vegetation AND alteration of a buffer to a wetland resource area – coastal bank – by cutting vegetation AND failure to comply with the ongoing conditions of an Order of Conditions.
- C. Travis M Rhodes & Rachel Creutz, c/o Robert E Langway Jr. – 347 Sea View Ave, Osterville – Map 138 Par 023. Alteration of a buffer to a wetland resource area – coastal bank - by adding unpermitted hardscape – bocce court.

V. NON-CRIMINAL CITATIONS

- A. Arthur F Barrett - Alteration of wetland resource areas – flood zone and marsh – and buffer to marsh - by cutting vegetation and trees. - \$200.00
- B. Angel Maria Astudillo - Alteration of wetland resource areas – flood zone and marsh – and buffer to marsh - by cutting vegetation and trees. - \$200.00

VI. NOTICES OF INTENT

- A. **Oyster Harbors Club, Inc.** To demolish the existing golf house and cart barn and construct a new single structure to include golf house and cart storage at 145 Grand Island Drive, Oyster Harbors as shown on Assessor’s Map 071 Parcel 004-001. **\$67.32**

VII. CONTINUANCES

- A. **Stephen Madden.** To reconstruct and extend existing permanent pier, replace ramp and float, relocate kayak rack and provide electric and water services at 95 Eel River Road, Osterville as shown on Assessor’s Map 116 Parcel 121. **SE-6381 WC Form received. Request to be Continued to 5/26. WC Form Received.**
- B. **Pamela Randon.** To reconstruct and extend existing permanent pier, replace ramp and float, relocate kayak racks and provide electric and water services at 117 Eel River Road, Osterville as shown on Assessor’s Map 116 Parcel 097. **SE3-6379 WC Form received. Request to be Continued to 5/26. WC Form Received.**

- C. **Scott Miller - LDS Development Group, LLC.** Construction of a dock and float at 640 Poponessett Road, Cotuit as shown on Assessor's Map 006 Parcel 018. **SE3-6382 WC Form received.**

VIII. CERTIFICATES OF COMPLIANCE

(ez = staff recommends approval) (D = staff does not recommend approval) (* = on-going conditions)

- | | | | |
|--------------------|--|-------------------|--|
| A. BCC-0196 | George R. Valentgas
434 Eel River Road, Osterville | (COC, ez*) | Construct 3 dormers & front porch.
Landscaping including retaining wall & regrading. |
| B. SE3-6071 | Angela Y. Hahn
150 Bay Road, Cotuit | (COC, ez*) | Footpath, bank access stairs, dinghy dock with ramp, float and kayak rack.
Vegetation management. |

Upcoming Meetings:

Month	6:30 P. M.	3:00 PM
April	28	
May	12, 26	19
June	9, 23	16