



**Town of Barnstable  
Conservation Commission**  
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Hyannis Massachusetts 02601

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**MINUTES – CONSERVATION COMMISSION HEARING**

**DATE: MARCH 1, 2022 @ 6:30 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.

**Remote Participation Instructions**

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 via Channel 18 and may be accessed the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

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.

**Join Zoom Meeting**

<https://zoom.us/j/98976899849>

Meeting ID: 989 7689 9849

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 [Darcy.Karle@town.barnstable.ma.us](mailto:Darcy.Karle@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing [Darcy.Karle@town.barnstable.ma.us](mailto:Darcy.Karle@town.barnstable.ma.us). Comments should be submitted at least 8hrs prior to the hearing.

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**REMINDER TO APPLICANTS:**

**FEES FOR LEGAL ADS ARE LISTED BELOW. PLEASE MAIL CHECKS TO CONSERVATION, 200 MAIN STREET, HYANNIS, 02601**

The meeting was called to order at 6:30 p.m. by Chair F. P. (Tom) Lee. Also in attendance were: Vice Chair Louise R. Foster, Clerk George Gillmore, Commissioners Abodeely, Hearn, Morin and Sampou.

Conservation Administrator, Darcy Karle was present along with Administrative Assistant Kim Cavanaugh.

**I. REQUESTS FOR DETERMINATION**

- A. **Steven and Pamela Cundall.** Build new bedroom addition – Add 18' x 14' onto the rear of the first floor bedroom, set on 10' x 10' square columns at 64 Old Harbor Road, Hyannis as shown on Assessor's Map 325 Parcel 067. **DA-22004**

The applicant was represented by Michael Ferullo of Ferullo Remodeling.

Issues discussed:

- A portion of the property is in the flood zone.

There was no public comment.

A motion was made for a negative determination.

Seconded and voted unanimously by roll call.

Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou

Nay

## **II. NOTICES OF INTENT**

- A. Sunset Lane LLC.** Remove existing steps and landing, add new deck and steps, relocate A.C. Unit, proposed mitigation plantings with associated grading, utilities and landscaping at 155 Sunset Lane, Barnstable as shown on Assessor's Map 319 Parcel 025 **SE3-5958**

The applicant was represented by Mark Dibb of Cape & Islands Engineering.

Issues discussed:

- Date of plan is 02/28/2022.
- The location of the mitigation plantings was discussed. It would be better along the shorefront in front of the natural grass area.
- The 50' buffer is measured from the coastal Town bank, not the saltmarsh.
- There was discussion of how high the mitigation plantings will grow. Some vertical complexity like a cedar tree would be welcome.

There was no public comment.

A motion was made to approve the project subject to receipt of revised plan moving the mitigation planting area in front of the natural grass along the top of the revetment and include two evergreens on the sides.

Seconded and voted unanimously by roll call.

Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou

Nay

## **III. CONTINUANCES**

- A. Patrick K. Coughlin & Kimberly Picullel Coughlin.** Proposed improvements to include replacing existing failing foundation with dwelling raised 18', partial second floor addition and dormers, replace and enlarge deck by 2', proposed patio areas and walls, and parking at 186 Lake Elizabeth Drive, Centerville as shown on Assessors' Map 226 Parcel 184. **SE3-5947 Continued from 2/1/22.**

The applicant was represented by John O'Dea, P.E. of Sullivan Engineering and Consulting.

Comment letter from Kenneth and Lisa Barksdale received on 2/24/22 was acknowledged.

Issues discussed:

- A revised plan with revision date of 02/17/2022 was submitted prior to the hearing.
- There will be no increase in the 50' buffer.
- Commission thanked representative and applicant for the changes.

There was no public comment.

A motion was made to approve the project as submitted.  
Seconded and voted unanimously by roll call.  
Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
Nay

- B. Christina Corsiglia & Sarah Alger, Trustees.** To demolish the existing dwelling and construct a new single-family dwelling with all associated appurtenances at 65 Waterman Farm Road, Centerville as shown on Assessors' Map 206 Parcel 072. **SE3-5950 Continued from 2/8/22.**

**A continuance was requested to 3/15/22.**

A motion was made to approve the continuance request without testimony to 3/15/2022.  
Seconded and voted unanimously by roll call.  
Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
Nay

- C. New Rushy Marsh Realty LLC.** Construction of a new greenhouse and farm workshop, expansion of the existing working garden, and re-grading of a portion of the north field/paddock, at 1541 Main Street, Cotuit as shown on Assessors' Map 017 Parcel 007. **SE3-5963 Continued from 2/15**

The applicant was represented by Sean Reardon of Tetra Tech and Attorney Mike Ford.

Issues discussed:

- Revised plan dated 2/16/2022 was reviewed.
- The proposals seem to be significant improvements to the site.

There was no public comment.

A motion was made to approve the project as submitted on the 02/16/2022 plan.  
Seconded and voted unanimously by roll call.  
Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
Nay

- D. Richard F. & Jennifer B. Gallagher.** Remove existing paved driveway and side overflow parking area, construct and maintain a reconfigured driveway and separate overflow parking of pervious surface. A cobblestone apron will transition from the two main driveway curb cuts onto Santuit Road, with associated grading, utilities and landscaping at 611 Santuit Road, Cotuit as shown on Assessors' Map 007 Parcel 005. **SE3-5959 Continued from 2/15/22 for the sole purpose of receiving DEP number and comments.**

The SE3 number was received from DEP with no comments.

A motion was made to close the public hearing and authorize staff to issue the Order of Conditions.  
Seconded and voted unanimously by roll call.  
Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
Nay

**IV. CERTIFICATES OF COMPLIANCE**      (ez = no deviations, staff recommends approval)  
(\* = on-going conditions)

- |    |   |          |                           |                                |
|----|---|----------|---------------------------|--------------------------------|
| A. | William F. Griffin, Jr., Tr &<br>New Rushy Marsh Realty Trust<br>1541 Main St., Cotuit DEP coastal bank | SE3-5516 | (COC, ez)                 | 6-stall horse barn & site work |
| B. | William F. Griffin, Jr., Tr &<br>New Rushy Marsh Realty Trust<br>1524 Main St., Cotuit                  | SE3-5179 | (COC, ez)<br><br>LUO, BVW | Kayak Pier                     |
| C. | David Drake & Jaqueline Linas<br>1112 Craigville Rd Centerville   | SE3-5453 | (COC*, ez)<br>LUO, SM     | Pier & Float                   |
| D. | T.O.B./M.E.A.<br>Sandy Neck Beach Park Parking Lot  | SE3-5076 | (COC, ez)<br>BB, SS, CD   | Sandy Neck Overlook            |
| E. | T.O.B. / M.E.A<br>128 Sandy Neck Assessors Map# 223 Parcel # 008  | SE3-5247 | (COC, ez)<br>BB, SM       | Sandy Neck Lean-to             |

A motion was made to approve A-E.  
 Seconded and voted unanimously by roll call.  
 Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
 Nay

**V. MINUTES**

- A. January 4, 2022
- B. February 8, 2022
- C. February 15, 2022

A motion was made to accept the minutes as submitted.  
 Seconded and voted unanimously by roll call.  
 Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
 Nay

A motion was made to adjourn.  
 Seconded and voted unanimously by roll call.  
 Aye – Abodeely, Foster, Gillmore, Hearn, Lee, Morin, Sampou  
 Nay

The time was 7:08 p.m.