



Town of Barnstable Conservation Commission

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MINUTES – CONSERVATION COMMISSION HEARING

DATE: December 16, 2025 @ 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.

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: <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.

Remote Participation Instructions

<https://townofbarnstable-us.zoom.us/j/87428972443>

Meeting ID: 874 2897 2443

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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.

The meeting was called to order at 6:30 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were Vice-Chair/Clerk Angela Tangney, Commissioners Abodeely, DeMelo, Hearn, Kaschuluk and Sampou.

Conservation Administrator Ed Hoopes and Administrative Assistant Kim Cavanaugh were also present.

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

The Chair advised the public of the email address change for Conservation staff.

I. OLD & NEW BUSINESS

A. Vote on draft “Notice of Encroachment on Town Conservation Land” for use by Conservation staff.

Issues discussed:

- There has been an increase in the number of encroachment issues onto Town owned Conservation land. The form will be used to formalize a complaint process for an enforcement route or legal action between the Town and the offending party.
- Hopefully it will simplify the notification process.
- There is one correction that needs to be made to the form. It should read greater than 1/10th of an acre, not less than 1/10th of an acre. It was suggested to take off the sentence which includes the amount of land involved in the encroachment.

II. REQUESTS FOR DETERMINATION

A. Carol McMullen, Trustee – The 551 Nominee Trust. Proposed view shed maintenance and poison ivy control at 110 Pinquickset Cove Circle, Cotuit as shown on Assessor's Map 005 Parcel 067. **DA-25047**

The applicant was represented by Arlene Wilson of A.M. Wilson Associates.

Issues discussed:

- The revised plan is dated 12/12/2025.
- This is a standard vista pruning request.
- No trees will be removed.
- A staff member will meet with the contractor before any work is done.
- The poison ivy control is only between the path and the fence.

Public comment: None

A motion was made to approve the project as a negative determination.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney

Nay –

III. NOTICES OF INTENT

A. Sangeeta Mehta Wadhera, Trustee. Proposed pool house at 100 Eel River Road, Osterville as shown on Assessor's Map 116 Parcel 094. **SE3-6340**

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

Issues discussed:

- There is a shed already in this location which will be removed and the pool house will replace it.

Public comment: None

A motion was made to approve the project as a negative determination.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney

Nay –

B. Gerry Sverdlin. To construct a seasonal dock with stairs to water and invasive species removal at 1031 West Main Street, Centerville as shown on Assessor's Map 229 Parcel 061. **SE3-6328**

A continuance without testimony was requested to January 6, 2026.

A motion was made to approve the continuance request to January 6, 2026.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

C. Stephen and Bernice Tousignant. To construct a seasonal dock and replace stairs and retaining wall at 1017 West Main Street, Centerville as shown on Assessor's Map 229 Parcel 060. **SE3-6341**

A continuance without testimony was requested to January 6, 2026.

A motion was made to approve the continuance request to January 6, 2026.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

IV. CONTINUANCES

A. William B. & Paula O'Keeffe. To construct a pool and patio at 118 Windswept Way, Osterville as shown on Assessor's Map 052 Parcel 004-001. **SE3-6334 Continued from 12/2. WC Form Received.**

The applicant was represented by John O'Dea, P.E. of Sullivan Engineering and Consulting and Mike Coutu from Sudbury Design.

Issues discussed:

- Additional dimensions need to be added to the plan for the pool, spa and patio. The distance from the resource area to the corner of the retaining wall should also be added to the plan.
- The area is heavily vegetated.
- There will be a substantial amount of vegetation being removed from the 50-100' buffer which could have a negative impact.
- There is probably ½ acre of land between the resource and the project area.
- The Town regulation states a completely undisturbed 50' buffer would not require mitigation for projects in the 50' – 100' buffer.
- A change may be needed to the regulation.
- The regulation is site specific.
- With a significant amount of vegetation being removed this may be a site that could warrant mitigation.
- Anything that is disturbed below the pool area will be revegetated. They should add it to the plan.
- This was continued from December 2nd to meet with the abutter.
- One of the issues was the abutters' view. The planting will be along the property line and the property to the south. All the lawn area will be vegetated with plants to protect the abutter's view and maximize their privacy.
- The revised plan should better show the edge of lawn.
- They will be working with the abutter's team going forward.
- The planting plan can be submitted at a later date.

Public comment: None

- Arlene Wilson representing the Martinetti family confirmed they have been working together to develop a planting plan. They appreciate the willingness of the applicant to meet prior to the meeting.

A motion was made to approve the project subject to receipt of a revised engineering plan to show the planting area and add the dimensions to the plan for the pool, spa and patio area including the distance from the top of the coastal bank to the corner of the retaining wall. When the full planting plan is completed it will be submitted to staff to be made part of the record.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney

Nay –

V. MINUTES

A. November 25, 2025
B. December 2, 2025

A motion was made to accept the November 25, 2025 minutes as submitted.

Seconded.

Aye – Abodeely, DeMelo, Kaschuluk, Lee, Sampou, Tangney

Nay –

Hearn not eligible to vote.

A motion was made to accept the December 2, 2025 minutes as submitted.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney

Nay –

A motion was made to adjourn the meeting.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney

Nay –

The time was 7:09 p.m.