Town of Barnstable
Conservation Commission

230 South Street
Hyannis Massachusetts 02601

Office: 508-862-4093 E-mail: conservation@barnstable.gov

MINUTES – CONSERVATION COMMISSION HEARING

DATE: October 13, 2026 @ 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: 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/84239581911
Meeting ID: 842 3958 1911
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:
FEES 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.

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

Conservation Administrator Ed Hoopes, and staff member Kim Cavanaugh were also present.

I. OLD AND NEW BUSINESS

A. Vote to accept the proposed 2027 hearing schedule.

Issues discussed:

- There were no comments from Commissioners.

A motion was made to approve the 2027 hearing schedule.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney
Nay –

II. REQUESTS FOR DETERMINATION

A. Peter Kennedy. Proposed poolside deck addition and reconfiguration including construction of a new deck connection between the two existing decks at 489 Main Street, Centerville as shown on Assessor's Map 208 Parcel 085-005. **DA-26052**

The applicant represented himself.

Issues discussed:

- The new fence will be either a cable or welded wire fence. Now the fence is white vinyl which you cannot see through.

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. Edward Kullik. To remove existing 10' x 10' deck and staircase and re-build a new 40' x 10' deck with new staircase in the same location at 97 Valley Brook Road, Centerville as shown on Assessor's Map 189 Parcel 157. **DA-26053**

The applicant was represented by De Allain of PLJ Carpentry.

Issues discussed:

- None
- The applicant was thanked for a clear and well done application.

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 –

C. 19 Irving, LLC. Proposed landscaping along Atlantic Avenue to include driveway improvements, stairs within existing wall and associated appurtenances at 19 Irving Avenue, Hyannis as shown on Assessor's Map 286 Parcel 006. **DA-26054**

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

Issues discussed:

- The staking was done 100' from a state bank.

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 –

D. Matthew & Dulcey Connon. To demolish a 10' x 19' garage and reconstruct a new 12' x 24' garage at 44 Crosby Circle, Osterville as shown on Assessor's Map 116 Parcel 020. **DA-26055**

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

Issues discussed:

- None

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 –

E. AAR Legacy, LLC. To permit standard vista pruning at 671 Old Post Road, Cotuit as shown on Assessor's Map 054 Parcel 013-001. **DA-26056**

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

Issues discussed:

- The contractor will need to meet with staff prior to doing any work.

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 –

F. LLHHKK, LLC. Septic system upgrade at 994 Main Street, Cotuit as shown on Assessor's Map 034 Parcel 036. **DA-26057**

The applicant was represented by Peter McEntee P.E. of Engineering Works.

Issues discussed:

- The project has been approved by the Board of Health.

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 –

G. Robert & Linda Sohmer. To install 11 push piers on back and side of foundation to support cracked foundation at 193 Seventh Avenue, Hyannis as shown on Assessor's Map 245 Parcel 047. **DA-26058**

The applicant represented himself.

Issues discussed:

- The push pin is a helical pile.

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 –

H. Gillian Hollands. Repair and replace roof, windows, door, and vault ceiling extending the footprint of the dining area 3' 7" at 123 Pond View Drive, Centerville as shown on Assessor's Map 229 Parcel 028. **DA-26059 $21.52**

The applicant represented herself.

Issues discussed:

- The applicant was pre-approved for a larger project but the RDA has expired so she is re-filing this smaller project.
- The project was submitted clearly and accurately.

Public comment: None
Lauren Gadkowski - Trustee for 131 Pond View Drive, Centerville. Asked if the addition is going closer to the water. Gillian advised it is but it is not within 50' of the water. It is 63' from the water. It is just a small bump out.

A motion was made to approve the project as a negative determination.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney
Nay –

I. Paul Venditti. Enclose existing deck and add shed dormer above for additional storage at 273 Millway, Barnstable as shown on Assessor's Map 301 Parcel 007. **DA-26060**

The applicant was represented by Bill O'Brien.

Issues discussed:

- The foot print is not being expanded.
- All the work is being done above the existing deck.
- If during construction a problem is found where they need to work below the existing deck they will need to come back to the Commission.

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

None

IV. CONTINUANCES

A. **JMS Holdings LLC.** Replacement of in-ground pool, patio & planting areas with new pool, patio & planting areas in same general area as existing at 134 South Bay Road, Osterville as shown on Assessor's Map 093 Parcel 064. **SE3-6415 Continued from 9/29**

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

Issues discussed:

- The revised plan is dated October 1, 2026.

Public comment: None

A motion was made to approve the project with the revised plan dated October 1, 2026.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney
Nay –

B. **Connor O'Reilly & Raja Sinjab.** Proposed addition and gravel driveway expansion at 1309 Race Lane, Marstons Mills as shown on Assessor's Map 064 Parcel 012-001 **SE3-6414**. **Continued from 9/29 WC Form Received.**

The applicant was represented by Cameron Larson of ECR.

The revised plan is dated October 6, 2026.

Issues discussed:

- There should be demarcation of the three mitigation areas.
- Japanese knotweed is one of the most invasive species around.
- Herbicides will be needed to clear it.
- There is a lot of erosion in the area.
- This depression is the worst example of a viable habitat.
- Continuation of the effort to keep it at bay is appreciated.
- The owner said the shed was previously approved.
- This planting plan represents the modification.
- This plan is a superb improvement.
- A continuance is needed to add demarcation to the engineering and the mitigation plan.
- A continuance was requested to October 20, 2026.

Public comment: None

A motion was made to approve the continuance request to 10/20/26.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Sampou, Tangney
Nay –

C. Todd Haag. Partial removal of existing driveway and patio with mitigation plantings at 33 Island View Road, Hyannis as shown on Assessor's Map 325 Parcel 179. **SE3-6400 Continued from 9/15 and 9/29. WC Form received.**

Commissioner Kaschuluk is not eligible to vote.
The revised plan is dated October 5, 2026.
The applicant was represented by David Flaherty.

Issues discussed:

- The mitigation strip along the road is about 3-5' wide.
- There will be demarcation. A post rail fence will be on the north side.
- The strip along the road should be labeled on the plan.
- In the northern area where the invasive control will be done there should be no clearing of any trees larger than a 5" diameter.
- The owners asked which trees they were discussing. They are not planning to remove any trees along the north side of the property.
- The owner stated there are no trees in that area that are 5" in diameter or larger.
- The trees behind the patio (arborvitaes) are a threat to the house. They will be removed.
- A continuance is needed to label the demarcation area on the plan.

Public comment: None

A motion was made to approve the continuance request to 10/20/2026.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Lee, Sampou, Tangney
Nay –

D. Town of Barnstable – Department of Public Works. To repair and rehabilitate the Craigville Beach Road bridge to include repairs to the bridge, associated embankments, and roadway at Craigville Beach Road Right-of-Way. **SE3-6406 Continued from 9/15 and 9/29.**

Commissioner Kaschuluk is not eligible to vote.

The applicant was represented by Eric Ohanian of Tighe & Bond.

Issues discussed:
- The DMF comments were received.
- A salt marsh monitoring plan has been submitted.
- The TOY restrictions from DMF were discussed.
- They will not proceed with the project until the winter of 2027 because of the TOY restrictions.
- The turbidity curtain is being removed and the revised plan has been submitted. The date of the plan is September 20, 2026.
- The in water work will be done between 11/16/2027 and 1/14/2028.
- The TOY restrictions, salt marsh monitoring, and mitigation planting reports need to be submitted.
- A construction protocol by the contractor shall be submitted at least four weeks before the pre-construction meeting which will include the natural resources staff, and the harbor master.
- The plans are dated September 2026. Just the month and year no day.

Public comment: None

A motion was made to approve the project with the above conditions.
Seconded.
Aye – Abodeely, DeMelo, Hearn, Lee, Sampou, Tangney
Nay –
Commissioner Kaschuluk not eligible to vote.

V. CERTIFICATES OF COMPLIANCE

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

A. **SE3-6084** **JMS Holdings, LLC** **(COC, ez*)** Modify existing pier

	134 South Bay Rd., Osterville		(seasonal to permanent).
B. **SE3-6195**	**Raymond Martin** **40 Bay Rd., Cotuit**	**(COC, ez*)**	Stairway, pier, ramp, float, and vista pruning.
C. **SE3-6119**	**Izabel Evangelista** **4 Saint Francis Cir., Hyannis**	**(COC, ez*)**	ATF walkway and patio mitigation and retro permitting

A motion was made to approve A. - C.
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 7:39 p.m.