



**Town of Barnstable  
Conservation Commission**  
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**MINUTES – CONSERVATION COMMISSION HEARING**

**DATE: March 3, 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/82046736083>

**Meeting ID: 820 4673 6083**

**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](mailto: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](mailto: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.

Administrative Assistant Kim Cavanaugh was present. Conservation Administrator Ed Hoopes arrived at 7:24 p.m.

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

**I. REQUESTS FOR DETERMINATION**

- A. Jack and Betty Anne Schneider.** To demolish the existing single-family dwelling and construct a new dwelling with all associated appurtenances at 127 Short Beach Rod, Centerville as shown on Assessor's Map 206 Parcel 046. **DA-26016**

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

- There were no questions from Commissioners.

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. Brigita Rasys.** Construction of a single family dwelling and attached garage with driveway, drywells and septic system with associated fill at 111 Centerville Avenue, Centerville as shown on Assessor's Map 226 Parcel 131. **DA-26017**

The applicant was represented by Dave Flaherty of Flaherty Environmental Services.

Issues discussed:

- This is a flood zone only project.

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 –

## **II. NOTICES OF INTENT**

- A. Ranjay Gulati.** To construct a patio, deck, walkway and to re-work an existing pathway to the water at 290 Starboard Lane, Osterville as shown on Assessor's Map 166 Parcel 050-002. **SE3-6359**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- The mitigation area needs demarcation.
- There was concern over the 4' path being converted to stepping stones and sand. It should be just stepping stones with no sand.
- It is currently just dirt. If they could get a waiver they would put in hardscape.
- A 4' path does not usually require mitigation.
- They will revise the plan to remove the sand and just have stepping stones.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan showing demarcation for the mitigation area and material for the path with annual reports submitted for three years.

Seconded.

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

Nay –

- B. Town of Barnstable – Department of Public Works.** Routine maintenance dredging of approximately 37,299 cubic yards of sediment in the West and North Bay channels in Osterville. **SE3-6364**

The applicant was represented by Jimmy Hill of Foth Engineering.

Issues discussed:

- The DMF letter dated March 2, 2026 was acknowledged. There are four conditions that will be made part of the Order of Conditions.
- The dredging will be done between October 15 and January.

- The depth of the West Bay inner entrance will be dredged to -12 ft., The North Bay, Bay Street channel to -9.
- The dredge material will be brought to a Cape Cod Bay disposal sight.
- All activity should be done in coordination with the Town's Shellfish Constable and the local agriculture operators.
- Turbidity requirements were discussed.
- The NHESP letter has not been received.
- The Shellfish Committee will review the project at their meeting next week.

Public comment: None

A motion was made to approve the project subject to additional comments or conditions from NHESP and Shellfish Committee and submission of a bathymetric survey.  
Seconded.

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

Nay –

**C. Michael D. & Carrie A. Houser.** To construct a pool, patio and cabana at 140 Bay Lane, Centerville as shown on Assessor's Map 186 Parcel 029-001. **SE3-6362**

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

Issues discussed:

- Although there is an undeveloped 0-50' buffer there is a lot of development in the 50-100' buffer. The regulations should be looked at to preserve more of the 50-100' buffer.
- The three trees being removed are within the existing lawn and are overhanging the proposed pool area.
- Some of the smaller lots need the room in the 50-100' buffer in order to build a house.
- This project does fit within the regulations.
- Annual reports for mitigation should be submitted for three years.

Public comment: None

A motion was made to approve the project as submitted with annual reports for three years.

Seconded.

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

Nay –

**D. Rebecca Edson-Medeiros.** Replacement of a shed, retaining wall, access steps leading down to shoreline and replacement of deck with new stairwell all within existing footprints at 749 Santuit-Newtown Road, Marstons Mills as shown on Assessor's Map 028 Parcel 009. **SE3-6361**

The applicant was represented by Matthew Lehman P.E. of Strong Tree Engineering.

Issues discussed:

- The shed in the front should be moved further up the slope.
- Sara Murner advised the purpose of the shed is for storage.
- It is a pre-existing shed and they have the right to replace it.
- The critical issue is what is being stored in the shed.
- There should be no gas stored in the shed.
- The shed is not part of the application.

Public comment: None

A motion was made to approve the project as submitted with the condition that no petroleum projects be stored in the shed.

Seconded.

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

Nay –

- E. Anthony Elio, Trustee – Cotacheset Realty Trust.** Proposed construction of a single family dwelling and garage at 294 Eel River Road, Osterville as shown on Assessor’s Map 115 Parcel 026. **SE3-6365**

The applicant was represented by Ed Pesce, P.E. of Pesce Engineering and Attorney Robert Brennan.

Issues discussed:

- The date of the plan is March 2, 2026.
- This is a situation where if additional restrictions are put on the 50-100’ buffer they may not be able to build this house.

Public comment: None

A motion was made to approve the project as submitted with the revised plan dated March 2, 2026.

Seconded.

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

Nay –

- F. Stephen and Bernice Tousignant** – To add a seasonal dock and stairway replacement at 1017 West Main Street, Centerville as shown on Assessor’s Map 229 Parcel 060. **SE3-6363**

The applicant was represented by Roy Okurowski, P.E. of WRS Engineering.

Issues discussed:

- The DMF letter dated January 29, 2026 was read into record.
- The label for the vegetation management should be removed from the plan.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan removing the label for vegetation.

Seconded.

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

Nay –

Administrator Ed Hoopes arrived at 7:24 p.m.

### **III. AMENDED ORDERS OF CONDITIONS**

- A. William J. P. & Krista C. Murphy.** To amend an existing Order of Conditions to approve a larger three-bedroom single family dwelling and add an attached garage, pool, patio, retaining walls and three-foot path with stepping stones and associated appurtenances at 104 Wild Goose Way, Centerville as shown on Assessor’s Map 167 Parcel 048. **SE3-6133**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- The house on the original plan was going to be on a very steep hill. The edge of the house is along the top of the State Bank. This amendment will have it over the bank with retaining walls, and on an unstable hillside.
- The owner would like some room in the back yard.
- The abutters have a slope and have a double retaining wall.
- The pool is not on as steep of a hill on the abutters property.
- The project was already approved. This is a big ask.
- The pool equipment could be moved further from the wetland.
- The lower wall could be moved 2 ft closer to the upper wall.
- The pool is only 8x12. It is not a large pool.
- The pool equipment will be moved.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan relocating the pool equipment up to the garage and tighten up the retaining wall to have a 67' buffer.

Seconded.

Aye – Abodeely, DeMelo, Kaschuluk Lee, Tangney

Nay – Hearn, Sampou

#### **IV. REMAND NOTICE OF INTENT**

- A. Remand NOI Application – SE3-6059 - Stephen M & Beth F. McParland.** Construction of permanent pile supported dinghy dock with end platform and kayak racks at 150 Carriage Road, Osterville as shown on Assessor's Map 071 Parcel 015-003.

The applicant was represented by Arlene Wilson of A.M. Wilson Associates and Attorney Brian Wall.

Issues discussed:

- The design plan is dated 1/17/2023.
- This a permanent pier for non-motorized vessel.
- The posts are 12" posts with are larger area between the posts to reduce the effect to the shellfish area.
- The consultant's comment about shell fisherman that may come in by boat and can create turbidity is irrelevant because Conservation does not have jurisdiction over motor boats coming into the area.
- The project was submitted to the Waterways Committee but the next meeting is not until later in March. It was originally signed off by the Waterways Committee as having no comment.
- Special Conditions were reviewed.
- If they want a motorized boat they would have to come back to the Commission.
- Construction should be coordinated with Natural Resources.

Public comment: None

A motion was made to approve the project with the above conditions.

Seconded.

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

Nay – Sampou

#### **V. MINUTES**

- A.** February 10, 2026
- B.** February 17, 2026

A motion was made to accept the 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 7:57 p.m.