



**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: July 21, 2026 @ 6:30 PM

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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/82470425526>

Meeting ID: 824 7042 5526

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

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, and Kaschuluk. Commissioner Sampou was absent.

Conservation Administrator Ed Hoopes, and Staff member Katherine Pawlak were also present.

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

I. OLD & NEW BUSINESS

It was noted that staff member Katherine Pawlak's last day is next week, she was thanked by Chairman Lee.

A. Annual Election of Officers

- A motion was made to keep Commissioner Lee as chair, make Commissioner Tangney Vice Chair and co-clerk, and to make Commissioner Hearn as co-clerk.

A motion was made to keep Commissioner Lee as chair, make Commissioner Tangney Vice Chair and co-clerk and Commissioner Hearn as co-clerk.

Seconded.

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

Nay –

The motion was approved unanimously.

B. Commission Vote on Future Format of Meetings

- The town is planning to replace the elevator in Town Hall between September and December and has requested the regulatory boards, including the Conservation Commission conduct meetings over Zoom during that time.
- The emergency order is going to expire the end of June 2027.
- It was suggested to continue to do remote meetings from now until June 30, 2027.
- Zoom can be difficult in many ways, there can be some real negatives.
- We have consultants that really like it, and some that don't.
- Primary reason to vote yay or nay should be public access.
- A lot of our public is not on Cape Cod, especially in the winter months.
- Zoom allows people to participate out of state.
- Zoom is convenient to some degree, and requires less traveling.
- The commission is already being asked to stay on zoom until February/whenever elevator construction is completed.
- Next June the Commission can have a discussion on the matter again.

A motion was made to continue future meeting format as a remote meeting using zoom until the end of June 2027.

Seconded.

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

Nay –

The motion was approved unanimously.

II. REQUESTS FOR DETERMINATION

A. Town of Barnstable – Recreation Department. To place Mobi-Mats for better beach accessibility at Craigville Beach, 997 Craigville Beach Road, Centerville as shown on Assessor's Map 206 Parcel 013. **DA-26032 \$26.64**

The representative for this project was John Gleason from the Barnstable Recreation Department.

- The mats are to improve access to beach.
- There is no impact on beach, only a benefit to gain more access for people who need it.
- Successful results in the past for residents and visitors.
- The mats are seasonally deployed from sometime in April/May through late September/potentially around Columbus Day weekend.
- A question was raised how the mats hold up during storms.
- The mats are well staked, they hold up pretty well all season long
- The location of the mats will have no impact on vegetation.

Public Comment:

Patty Ericson-Taylor: Is here to support John, he and his crew do a great job. The mats are not just helpful to disabled individuals, but to everyone. She saw a woman this month using the mats with her stroller to get on the beach. The mats have been wonderful to have.

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

Seconded.

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

Nay –

The motion was approved unanimously.

- B. Town of Barnstable – Recreation Department.** To place Mobi-Mats for better beach accessibility at Covell's Beach, 857 Craigville Beach Road, Centerville as shown on Assessor's Map 225 Parcel 006. **DA-26033 \$26.64**

The representative for this project was John Gleason from the Barnstable Recreation Department.

- It was noted that the mats are expensive to install.
- The representative wanted to do all three applications together in advance.

Public Comment:

Patty Ericson Taylor: Wanted to note that though the Town of Barnstable has been helping with this, the Barnstable Disability Commission has also donated money to help put the mats down which has been a big help.

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

Seconded.

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

Nay –

The motion was approved unanimously.

- C. Town of Barnstable – Recreation Department.** To place Mobi-Mats for better beach accessibility at Veteran's Beach, 480 Ocean Street as shown on Assessor's Map 324 Parcel 038. **DA-26034 \$20.72**

The representative for this project was John Gleason from the Barnstable Recreation Department.

- Mr. Gleason seconded Patty's previous comment, thank you to Barnstable Disability Commission for helping purchase the Mats.

Public Comment: None

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

Seconded.

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

Nay –

The motion was approved unanimously.

The items were taken out of order. The proposed Notice of Intent under item A. for James E. Hawley was heard next.

- D. Burton Rhue.** To add a 16' diameter brick and stone patio to existing brick walkway in rear of home at 365 Hollidge Hill Lane, Marstons Mills as shown on Assessor's Map 081 Parcel 014. **DA-26035 \$20.72**

The representative for this project was the applicant Burton Rhue.

- It was noted that this is a well vegetated property.

Public comment: None

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

Seconded.

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

Nay –

The motion was approved unanimously.

III. NOTICES OF INTENT

- A. James E. Hawley, Jr.** To permit existing walkway and proposed patio areas at 259 Route 6A, West Barnstable as shown on Assessor's Map 134 Parcel 013. **SE3-6396 \$17.76**

The project was represented by Daniel Ojala, civil Engineer and Land Surveyor from Down Cape Engineering, Inc..

- A demolition of the house and replacement was approved in 2011.
- The site contains an old cranberry bog and an upland area.
- Restoration plan included as part of previously approved project which was implemented.
- Walkway, patio extension and separate patio were installed without permission.
- This is an after-the-fact filing and the result of an enforcement order.
- Proposing to remove the unpermitted patio extension, permit the walkway and separate patio.
- The mitigation calculation and locations were gone over.
- Mr. Ojala said this is a tight site and could be viewed as mitigation constrained.
- New mitigation is being provided and has not been planted yet.
- It was clarified that the separate patio was in jurisdiction.

Public Comment: None

A motion was made to approve the project subject to receipt of a revised plan showing the additional dimensions of the hardscape such as the sunroom, house, walkway and proposed patio, and add a demarcation line for the mitigation area and annual report for three years.

Seconded.

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

Nay –

The motion was approved unanimously.

The items were taken out of order. The proposed Request for Determination of under item D. for Burton Rhue was heard next.

- B. Brian Bunn.** Proposed landscape improvements with a proposed shed and restoration work at 1000 Main Street, Cotuit as shown on Assessor's Map 034 Parcel 061. **SE2-6397 \$20.72**

The representative for the project was Chuck Rowland from Cape & Islands Engineering. Stephen Lee from Wilkinson Ecological Design was also present to go over the land management plan.

- Project includes converting portion of lawn to meadow, proposed rain garden, irrigation well on west side of house, walkway and patio to be replaced, replacing chain linked fence with split rail fence.
- The mitigation calculations were reviewed.
- Mitigation includes portion of lawn being converted to meadow, and invasive plant removal with native plantings added as replacement.
- Willing to add demarcation stones if requested by Commission to delineate lawn from meadow area and mitigation area.
- Landscape work will be done primarily by hand with low compaction equipment to protect stability of bank and avoid disturbance to surrounding native vegetation.
- Applicant would like ongoing condition of invasive management as detailed in land management plan.
- The poison ivy will be removed mechanically/by hand in the fenceline area due to proximity to salt marsh.

- A condition should be added saying Wilkinson will be the contractor, with the conservation staff being notified if there is a change of contractor.

Public Comment;

John Harrington who is an abutter to the property: He had a conversation with Brian last week. His question was for Stephen: he was wondering whether there was any changes of the plan based on that conversation, particularly in regards to three trees on the South side.

- There has been no change in the submitted plans.
- Brian Bunn responded, saying this was in regards to the three cedars on the South side of the property and their ability to be moved to another part of the property.
- Stephen Lee said they can incorporate this change of location of the three cedars in the revised plan. It will be the same count of mitigation plantings, just a change of location.

Motion to approve project subject to receipt of revised plan showing demarcation line, with ongoing conditions for invasive removal, and that Wilkinson is the Contractor for this project and any change to the contractor will require the applicant to submit written notification to staff for review and approval, and annual reports for three years.

Seconded.

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

Nay –

The motion was approved unanimously.

IV. CONTINUANCES

- A. Cara Meneses.** To amend Order of Conditions for the removal of the entire existing carriage house and foundation and replace in the same location at 100 & 112 Washington Avenue, Hyannis as shown on Assessor's Map 287 Parcels 116 and 116-001. **SE3-6278 Continued from 7/14/26**

The project was represented by Tim Santos from Merrill Engineers. Kevin Dauphinais, the architect for the project, was also present to answer questions.

- Quorum is every commissioner tonight.
- Two versions of architectural plans submitted: one with lighting and one without lighting. It was requested that the plan with lighting be shown/discussed.
- Plan Sheet A205-was shown.
- Top on each plan is the existing elevation, the bottom is the proposed.
- A question was raised as to whether the footprint was expanding from existing.
- Mr. Dauphinais clarified that the stairs on the left of the plan and overhang on the right side expansion were previously approved by Commission last year.
- The meeting tonight is to update the narrative that rather than renovating they will be doing a raze and rebuild to achieve the design.
- The expansion was included in original approved mitigation calculations.
- All bump outs were included in mitigation calculations.
- Elevations were not reviewed during the original time of hearing
- No change in term of building footprint, the major change is enclosing roof deck and the cupola.
- There was concern noted about taking an existing older facility and doing a significant expansion of use.
- Mr. Dauphinais stated the carriage has historically been used as a single-family dwelling.
- There is proposed outside lighting which is included in second set of drawings submitted to Commission.
- The exact fixtures of lighting proposed has not been decided.
- The location of lights were discussed.
- There will be no flood lights and no spot lights.

Public Comment: None

Motion to approve this project with revised plan date of July 20th with the lighting plans.

Seconded.

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

Nay –

The motion was approved unanimously.

Mr. Dauphinais was asked to submit a hard copy of the architectural plans for the file and agreed.

V. CERTIFICATES OF COMPLIANCE

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

A. SE3-3264

**Joseph Weinstein
45 Bay Road, Cotuit**

(COC, ez*)

Single family dwelling, garage,
deck, septic system, &
landscaping. Pool (not done).

A motion was made to approve A.

Seconded.

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

Nay –

The motion was approved unanimously.

VI. MINUTES

A. June 23, 2026

B. July 7, 2026

A motion was made to approve A. – B.

Seconded.

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

Nay –

The motion was approved unanimously.

Commissioner Abodeely thanked staff member Katherine Pawlak for all of her help and her time with the Commission. Staff member Katherine Pawlak thanked the Commission and expressed her gratitude for all of them, and how appreciative she is for her time working with the Commission.

A motion was made to adjourn the meeting.

Seconded.

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

Nay –

The time was 7:24 p.m.

Motion

Upcoming Meetings:

Month	6:30 P. M.	3:00 PM
August	4, 18	11
September	8, 29	15
October	13, 27	20