



**Town of Barnstable  
Conservation Commission**  
230 South Street  
Hyannis Massachusetts 02601

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**MINUTES – CONSERVATION COMMISSION HEARING**

**DATE: August 4, 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/84484253316>

**Meeting ID: 844 8425 3316**

**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.

**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. REQUESTS FOR DETERMINATION**

- A. Tracy M. Elliot & Timothy H. McCoy.** To demolish and re-construct enlarged detached garage with living above at 449 Eel River Road, Osterville as shown on Assessor's Map 114 Parcel 020. **DA-26036**

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

Issues discussed:

- There is a stone walk along the side of the garage.

Public comment: None

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

Seconded.

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

Nay –

- B. Regency Drive Owners Association, Inc.** To hand spread 4-5 cubic yards of clean sand to rejuvenate existing community beach at 137 Regency Drive, Marstons Mills as shown on Assessor's Map 063 Parcel 081. **DA-26037**

The applicant was represented by Teresa Hanafin, President of the Regency Drive Owners Association and Peter Atkinson the Boards Treasurer.

Issues discussed:

- The beach area is existing.
- A question was asked if this will be a one-time addition of sand or if it will be ongoing.
- It is intended to be a one-time occurrence.
- There is an area where there seems to be some erosion going on.
- A suggestion was made that some rocks could be put along the beach area to help the sand not wash into the pond.
- If rocks are placed, or anything else, they would need to file another application.
- Peter Atkinson advised they would be happy to extend the berm.

Public comment: None

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

Seconded.

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

Nay –

- C. Gordon Kanzer.** Removal of seven hazardous Pines in back yard near coastal bank and planting seven trees in kind at 585 Santuit Road, Cotuit on Assessor's Map 007 Parcel 006. **DA-26038**

The applicant was represented by Peter Childs of Triple Crown Tree Service.

Issues discussed:

- The pine trees were damaged in the blizzard over the winter.
- The replacement trees are not on the plan.
- A mitigation or planting plan needs to be submitted to staff for approval.
- Some canopy trees should be included. Some red maples would be a good suggestion.
- The owner would prefer not to take any trees down however these trees are necessary for safety reasons.

Public comment: None

A motion was made to approve the project as a negative determination subject to receipt of a planting plan showing the seven replacement trees.

Seconded.

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

Nay –

## **II. NOTICES OF INTENT**

- A. Normal Property, LLC.** To demolish and reconstruct an existing accessory structure at 209 Bay Street, Osterville as shown on Assessor's Map 117 Parcel 158. **SE3-6401**

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

Issues discussed:

- The relocated pool fence will connect to the existing fence.
- This is a great project.
- A revised plan is needed for dimensions on the accessory structure.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan showing the dimensions of the accessory structure, the connection of the new pool fence and the existing fence and the width of the stone steps. Seconded.

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

Nay –

### **III. CERTIFICATES OF COMPLIANCE**

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

|                    |                                                                                                                            |                   |                                                                                     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|
| <b>A. SE3-5252</b> | <b>W. Frederick &amp; Dianna Uehlein, Trustees<br/>109 Eel River Road Nominee Trust<br/>109 Eel River Road, Osterville</b> | <b>(COC, ez*)</b> | To construct & maintain a pier, ramp and float.                                     |
| <b>B. SE3-5905</b> | <b>AAR Legacy, LLC<br/>671 Old Post Road, Cotuit</b>                                                                       | <b>(COC, ez*)</b> | Replacement of existing timber bulkhead, replacement of beach house, deck & stairs. |
| <b>C. SE3-4947</b> | <b>James Hawley<br/>259 Route 6A, West Barnstable</b>                                                                      | <b>(COC ez*)</b>  | Demolition of existing residence. Construction of single family residence.          |

A motion was made to approve A.-C.

Seconded.

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

Nay –

A motion was made to adjourn the meeting.

Seconded.

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

Nay

The time was 7:03 p.m.