

Town of Barnstable

Waterways Committee

1189 Phinney's Lane, Centerville MA 02632
www.townofbarnstable.us

Waterways Committee Meeting Minutes

October 28, 2025

A meeting of the Town of Barnstable Waterways Committee was held via Zoom as approved by the Town Manager with the Committee's approval.

I. Call to Order:

The meeting was called to order at 7:07 PM by Chairman Paul Everson. The quorum was confirmed, and Paul Everson read the following notice at the beginning of the meeting.

NOTICE OF RECORDING "Please note that tonight's meeting is recorded and broadcast on Town of Barnstable's Government Access Channel and Website, and in accordance with MGL Chapter 30A, s. 20, I must inquire whether anyone is taping this meeting and to please make their presence known.

Roll Call:

Board Members present:

Paul Everson, Chairman
Jacob Angelo
Gregory Egan
Gary Shramek
Todd Walantis

Town Staff Present:

Brian Taylor, Harbormaster (HM)
Polina Plucinski, MEA Administrative Assistant

Public:

John O'Dea, Daniel Ojala, Sharon Monahan, MaryAnne Burke, Carol Cushing, Gordon Starr, Steven D'Angelo, Kasia Kos, Dan Bailey.

II. Act on Minutes/Notes:

Paul Everson entertained a motion to accept the minutes from September 23, 2025, as written. Todd Walantis made a motion to accept the minutes as written. Gary Shramek - second. All in favor.

III. Notices of Intent (NOI):

1. Applicant: Steven & Wendy D'Angelo – continued from 07/22/2025

Project Location: 108 Long Beach Rd, Centerville, MA 02632 (map 206, parcel 005)

Representative: Daniel Ojala, Down Cape Engineering, Inc.

Proposed Project: Proposed fixed pier, ramp and floats

Conservation Hearing: 07/08/2025 6:30PM via Zoom

Engineer Daniel Ojala of Down Cape Engineering presented the continued application for the construction of a fixed pier, ramp, and float. He described revisions made to reduce the pier length and environmental impact while maintaining navigable depth for a 25-foot vessel.

Attorney Dan Bailey of Pierce Atwood LLP represented the abutters at 98 and 112 Long Beach Road, expressing objections based on the pier's excessive length, inadequate separation (only 16.5 feet from adjacent docks), and noncompliance with regulations favoring seasonal rather than permanent piers.

Harbormaster Brian Taylor noted that while the revised plan was improved, it still encroached too closely on neighboring properties and posed navigational concerns. Committee members Todd Walantis, Greg Egan, and Gary Shramek each echoed concerns regarding potential precedent-setting, overextension into the waterway, and congestion.

Jacob Angelo – motion to deny revised project as proposed.

Todd Walantis – second.

Paul Everson called to vote.

All in favor.

2. Applicant: Applicant: Terrie R. Zeikel, Trustee; Terrie Zeikel Trust

Project Location: 129 Main St, Osterville, MA 02655 (map 165, parcel 078)

Representative: John O'Dea, Sullivan Engineering and Consulting, Inc.

Proposed Project: Proposed construction of a vinyl bulkhead along existing boathouse, extend boathouse platform and proposed timber boat dolly ramp

Conservation Hearing: 10/14/2025 3:00PM via Zoom

John O'Dea of Sullivan Engineering presented an application to construct a vinyl bulkhead along the existing boathouse to prevent erosion. The bulkhead would be located above mean high water and was designed to stabilize existing soil without altering the dock structure.

Committee members inquired about the purpose and height of the proposed bulkhead, which Mr. O'Dea explained would serve to protect against storm erosion and would not interfere with navigation.

There were no objections from the Harbormaster or the public.

Paul Everson entertained a motion to approve plans as proposed.

Gregory Egan – so moved.

Todd Walantis – second.

All in favor.

3. Applicant: Applicant: Emily Dawn Kunze, Trustee; Emily Dawn Kunze Revocable Trust

Project Location: 200 North Bay Rd, Osterville, MA 02655 (map 073, parcel 011)

Representative: John O'Dea, Sullivan Engineering and Consulting, Inc.

Proposed Project: To repair or replace permitted bulkhead, replace wood landing and shed, and bank vegetation restoration.

Conservation Hearing: 10/14/2025 3:00PM via Zoom

John O'Dea of Sullivan Engineering presented a proposal to replace an aging timber bulkhead with a new vinyl bulkhead, replace the existing wood landing and shed, and restore vegetation along the coastal bank. The new wall would be placed immediately in front of the existing structure and stand one foot higher.

The committee discussed the scope of the work and confirmed that it would not affect navigation or alter the structure's footprint.

Paul Everson entertained a motion to approve plans as proposed.

Todd Walantis – so moved.

Gary Shramek – second.

All in favor.

4. Applicant: Harold C. Coxall, Jr, Trustee

Project Location: 265 Seaview Ave, Osterville, MA 02655 (map 138, parcel 020)

Representative: Charles Rowland, Cape and Islands Engineering, Inc.

Proposed Project: Replace the existing timber access stairs and deck in the same footprint with a drywell. Work is proposed within a coastal bank, coastal beach and land subject to coastal storm flowage.

Conservation Hearing: 10/07/2025 6:30PM via Zoom

Kasia Kos of Cape and Islands Engineering represented the applicant and proposed the in-kind replacement of an existing deck and stairs, along with the installation of a dry well inland to manage runoff from a hot tub. The structure is entirely above mean high water and located on an existing riprap bank.

Committee members discussed the dry well's purpose and confirmed that it would improve drainage and prevent runoff into the coastal area.

Paul Everson entertained a motion to approve plans as proposed.

Todd Walantis – so moved.

Gregory Egan – second.

All in favor.

IV. MOORING APPEALS: *None*

V. OLD BUSINESS:

1. Update on the conversation from 09/23/2025 regarding Commercial slips in Barnstable Harbor.

Harbormaster Brian Taylor provided an update on his ongoing research into the management of commercial slips in Barnstable Harbor. He noted that regulations for municipal marinas differ from state-controlled mooring fields and that he is consulting legal counsel to determine the extent of the town's authority. He also plans to contact other Massachusetts municipalities to review their policies for charter operations. The committee acknowledged that findings will be presented at a future meeting.

2. Marina Fee Proposal Submitted (Phase 2) to Town Manager; Public Town Manager Fee Hearing November 13th 11:00am

Harbormaster Taylor presented Phase 2 of the marina fee structure, which includes a \$5 per foot increase for both resident and non-resident slip holders and a \$0.25 per day increase in transient dockage during the season. A public hearing is scheduled for November 13th at 11:00 AM.

VI. NEW BUSINESS:

1. COMM/Harbormaster Joint Training Exercise November 13, 2025, 08:30 am – 12:30 pm, West Bay Bridge.

Harbormaster Taylor announced a joint dive and recovery training exercise scheduled for November 13th, to be conducted with the Barnstable Fire Department and other local agencies. The exercise will involve temporary closure of the channel under the bridge for approximately four hours.

VII. CORRESPONDENCE:

1. Correspondence in connection with 108 Long Beach Road. Objections to the Project as proposed. Legal representation: Pierce Atwood LLP.

VIII. HARBORMASTER REPORT

The Harbormaster commended his staff for significant progress in dock and gangway replacement projects at Barnstable Harbor. Approximately 20–25 dock fingers have been rebuilt and installed, with additional work planned for the coming winter. The committee expressed appreciation for the ongoing maintenance efforts.

IX. MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR:

The next regular meeting will be held on November 18th at 6:00 PM, an earlier start time for the winter months. The committee agreed to continue meetings at 6:00 PM through May 1st, after which time will return to 7:00 PM. The committee will also finalize its 2026 meeting calendar for the next session.

X. ADJOURNMENT:

There being no further business, Chairmen Paul J. Everson entertains a motion to adjourn at 7:57 pm.

Gregory Egan – so moved.
All in favor.

Respectfully submitted,

Polina Plucinski
MEA Administrative Assistant
Town of Barnstable