



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

Originally posted on 4/10/25  
at 12:26 pm. Reposted to  
remove item VI.B.

Office: 508-862-4093

E-mail: conservation @ town.barnstable.ma.us

**AGENDA – CONSERVATION COMMISSION HEARING**  
**DATE: April 15, 2025 @ 3:00 PM**

BARNSTABLE TOWN CLERK  
2025 APR 10 PM 1:26

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: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
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/87928450420>

Meeting ID: 879 2845 0420

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@town.barnstable.ma.us](mailto:Edwin.Hoopes@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing [Edwin.Hoopes@town.barnstable.ma.us](mailto:Edwin.Hoopes@town.barnstable.ma.us). 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**

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

**I. REVISED PLANS**

**Project Type**

**Revisions**

- A.** Christopher Bushing SE3-5888  
39 Hilliards Hayway, Barnstable

Raze and replace garage

Add generator, propane tanks, landing and stairs

**Tabled from February 11 and March 11, 2025.**

- B.** Osterville Bridge 198, LLC SE3-6165  
229 Bridge Street, Osterville

Raze and replace garage landscaping, driveway and septic modifications

Reduce topographic changes add entry porches and stairs

- C.** Whileaway Realty Trust SE3-6126  
175 Seapuit Road, Osterville

Raze and replace SFD

Shorten driveway/change to gravel add 2 hoop houses, roofed picnic area, and landscape bin

**II. EXTENSION REQUESTS**

**Project Type**

**Time Requested**

- |    |  |                                      |                                   |
|----|--|--------------------------------------|-----------------------------------|
| A. | 160 Peppercorn LLC SE3-5769<br>172 Peppercorn Lane, Barnstable | SFD, pool, driveway<br>and utilities | 3 years (1 <sup>st</sup> request) |
|----|--|--------------------------------------|-----------------------------------|

**III. REQUESTS FOR DETERMINATION**

- A. **E.R. Mantini Construction.** Remodel existing house, remove and replace existing sheetrock/insulation, windows, trims, roof, sidewall, new plumbing, frame second floor porch and 8' x 7' addition on existing foundation at 4305 Route 6A, Barnstable as shown on Assessor's Map 350 Parcel 049. **DA-250014 \$26.07**
- B. **Town of Barnstable Recreation Division.** To install Mobi-Mats at Dowses Beach to improve accessibility to the beach at 348 East Bay Road, Osterville as shown on Assessor's Map 163 Parcel 013. **DA-25016 \$18.96**
- C. **Bortolotti Construction.** Proposed septic system upgrade at 290 River Road, Marstons Mills as shown on Assessor's Map 060 Parcel 005. **DA-25017 \$14.22**

**IV. NOTICES OF INTENT**

- A. **Rajiv & Suruchi Lal.** To demolish existing dwelling and construct a new dwelling with all associated appurtenances at 353 Green Dunes Drive, Centerville as shown on Assessor's Map 246 Parcel 156. **SE3-6262 \$18.96**
- B. **Janet and Freeland Abbott, Trustees** – To perform improvements to the existing trail including the replacement of existing footbridges, removal and restoration of invasives and screening plantings at 55 Powder Hill Road, Barnstable as shown on Assessor's Map 300 Parcel 050. **\$26.07**
- C. **Owen McConville.** Replacement of timber walkway to the rear of an existing dwelling, within 100-feet of an inland bank at 195 Crystal Lake Road, Osterville as shown on Assessor's Map 139 Parcel 055. **SE3-6264 \$18.96**
- D. **Christine Kromer, Trustee.** To construct a permanent above ground plunge pool partially within the existing deck, mitigation plantings and all associated landscaping grading, and utility work at 59 Bay Lane, Centerville as shown on Assessor's Map 186 Parcel 074-002. **SE3-6267 \$23.70**
- E. **Elisa Redler Entine, Trustee.** The project proposes the management of approximately 19,620 SF of invasive plant management and restoration at 1694 Main Street, Cotuit as shown on Assessor's Map 017 Parcel 017. **\$16.59**
- F. **Ana Soler-Arrebola.** Replacement of an existing wood landscape tie retaining wall with a new block wall at 114 Gosnold Street, Hyannis as shown on Assessor's Map 324 Parcel 014. **SE3-6263 \$16.59**
- G. **Michael Botte.** Proposed addition to an existing single-family dwelling as well as landscaping improvements at 22 Whidden Avenue, Hyannis as shown on Assessor's Map 324 Parcel 068. **SE3-6265 \$16.59**
- H. **Richard Morse.** Proposed concrete access stairs down to the water at 65 Sunset Lane, Barnstable as shown on Assessor's Map 301 Parcel 022. **SE3-6260 \$14.22**
- I. **Joseph Dugas.** Proposed stairway access to the beach at 0 Sunset Lane, Barnstable as shown on Assessor's Map 301 Parcel 023. **SE3-6266 \$11.85**

**V. CERTIFICATES OF COMPLIANCE**

(ez = no deviations, staff recommends approval) (\* = on-going conditions)

- |    |          |   |            |  |
|----|----------|---|------------|--|
| A. | SE3-4521 | David Bates<br>93 Salten Point Road, Barnstable | (COC, ez*) | Remove SFD, construct<br>new dwelling with deck, |
|----|----------|---|------------|--|

**B. SE3-5869**

**Thomas Carvalho**  
158 Swift Avenue, Osterville

**(COC, ez\*)**

retaining walls &  
driveway.

Foundation repairs,  
tree removal, stone paths,  
invasive removal & buffer  
restoration, permit existing  
pier.

**C. SE3-5841**

**Benjamin S. & Linda M. Butcher**  
105 Eel River Road, Osterville

**(COC, ez\*)**

Replace & reconfigure  
pier, ramp & floats.

**VI. MINUTES**

**A. March 25, 2025**

**Upcoming meetings**

<b>Month</b>	<b>6:30 P. M.</b>	<b>3:00 PM</b>
April	1, 29	15
May	6, 27	13
June	3, 24	10