



Office: 508-862-4644

FAX: 508-790-6304

Town of Barnstable

Board of Health

200 Main Street, Hyannis MA 02601

18 NOV '25 PM1:55
BARNSTABLE TOWN CLERK

F.P. (Thomas) Lee, P.E, Chair
Daniel Luczkow, M.D., Vice Chair
Donald Guadagnoli, M.D.
Paul Canniff, D.M.D.
Christine M. Beer, PhD.
Steven Waller, M.D. (alternate)

BOARD OF HEALTH MEETING

Tuesday, November 25, 2025, 4:00 PM

James H. Crocker Jr. Hearing Room, Town Hall
367 Main Street, 2nd Floor, Hyannis, MA

1. **Tobacco Violations:**

- A. Mohammad Sattar, owner, representing AJ Mart – 459 Main Street, Hyannis, Map/Parcel 308-083 – On September 30, 2025, flavored products or flavor enhancers (including mint/menthol flavors) were sold at store and signage were missing.
- B. Asim Jamal, owner, representing Mini Food Mart – 252 Main Street, Hyannis, Map/Parcel 327-127 – On September 30, 2025, flavored products (Dutch Gold Fusion cigarillos) or flavor enhancers (including mint/menthol flavors) were sold at store.

2. **Regulation:**

Regulation – Multiple amendments to the proposed tobacco regulation restricting the sale of nicotine products

3. **Failed Septic System/Extension Request**

Douglas Brown, representing owners, Cynthia & Robert Lister – 126 Donegal Circle, Centerville, MA, Map/Parcel 169-084, Phase 1 Sewer Expansion – Failed septic system, requesting temporary septic repair.

4. **Innovative Alternative Technology for New Construction:**

- A. Daniel A. Ojala, P.E, PLS, Down Cape Engineering Inc., representing owners, Albert & Eneida Shkurti – 41 Thatcher Holway Road, Marstons Mills, Map/Parcel 148-083, 21,780 sq.ft, proposed new construction of innovative Alternative (I/A) Secondary Treatment Unit for an addition to an existing 2-bedroom single family dwelling.
- B. Daniel A. Ojala, P.E, PLS, Down Cape Engineering Inc., representing owner, Greystone Construction & Development Corp. – 65 Olander Drive, Hyannis, Map/Parcel 270-240, 15,246 sq.ft, proposed construction of an I/A Secondary Treatment Unit for a new 2-bedroom single family dwelling.

5. **Sewer Connection/Extension Requests:**

- A. Sasha Nailer, representing owner, Marie Higgins - 130 Seabrook Road, Hyannis, Map/Parcel 307-029, Stewart Creek, SEWH-24-248 - Requesting extension of an additional twelve months to connect building to public sewer.
- B. David V. Lawler, Esq., representing owner, Matthew Lambert, Trustee, 980 W. Main St. Realty Trust – 990 West Main Street, Centerville, Map/Parcel 229-101, Phase 1 – Strawberry Hill Road Sewer Expansion, SEWH-24-288 and EXTS-25-30 – Requesting extension of an additional twelve months to connect building to public sewer.

- C. David V. Lawler, Esq., representing owner, Matthew Lambert, Trustee, 980 W. Main St. Realty Trust – 980 West Main Street, Centerville, Map/Parcel 250-049, Phase 1 – Strawberry Hill Road Sewer Expansion, SEWH-24-352 and EXTS-25-29 – Requesting extension of an additional twelve months to connect building to public sewer.

6. **Septic System Variances:**

- A. Ryan Pina, EIT, Outback Engineering, Inc., representing owner, Ronald Oliveira – 282 Parker Road, West Barnstable, Map/Parcel 176-013, 19,602 sq.ft - Requesting variance under 310 CMR 15.405(1)(g), State Environmental Code, a reduction of the required setback between the proposed leaching field and the existing private water supply well from 100' to 51.'
- B. David Coughanowr, ECO-TECH, representing owner, Gabriel Perez – 38 Bristol Avenue, Hyannis, Map/Parcel 309-017, 9,148 sq.ft - Variance requested, under 310 CMR 15.211(1), State Environmental Code, of 10 ft. separation between reserve area and cellar wall.
- C. (Continued from September 30, 2025) Lee Barber, owner, 5 Deerfield Road, Osterville, MA, Map/Parcel 166-021, 16,117 sq.ft - Variance requested from Section 360-45 (B)(1)(b) of the Town of Barnstable Code, to exceed 330 gallons per acre per day in a Saltwater Estuary Protection District, construction of an ADU proposed.

7. **Grease Trap Request:**

John W. Kenney, Esq., representing 412 Main Hyannis LLC, Desmond Keogh, Manager of Business "Dubh Linn, LLC, d/b/a The Auld Triangle" – 412 Main Street, Hyannis, Map/Parcel 309-221, 6,098 sq.ft, - Grease trap extension previously granted for two (2) years ago, expiring November 30, 2025. Variance requested due to financial hardship according to application.

8. **Preliminary Subdivision Application Review:**

Matthew Eddy, P.E., Baxter Nye Engineering & Surveying, submitting an application for Approval of Preliminary Plan (Form B) for the proposed subdivision at 145 Barnstable Road, Hyannis, Map/Parcel 327-244-001.

9. **Minutes:** October 21, 2025, Board of Health Meeting