



Town of Barnstable Conservation Commission

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MINUTES – CONSERVATION COMMISSION HEARING

DATE: January 7, 2025 @ 6:30 PM

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Remote Participation Instructions

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.

Join Zoom Meeting

<https://townofbarnstable-us.zoom.us/j/85104746670>

Meeting ID: 851 0474 6670

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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 Darcy.Karle@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing Darcy.Karle@town.barnstable.ma.us. Comments should be submitted at least 8hrs prior to the hearing.

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 Louise Foster, Commissioners Abodeely and Sampou. Clerk Angela Tangney and Commissioner Bill Hearn were absent.

Agent Ed Hoopes was present, along with Administrative Assistant, Kim Cavanaugh.

Vice-Chair Louise Foster acted as Clerk in Commissioner Tangney's absence.

I. REQUESTS FOR DETERMINATION

- A. **Tod Cochran.** Proposed addition to the existing single-family home at 90 Vineyard Road, Cotuit as shown on Assessor's Map 016 Parcel 019. **DA-25001**

The applicant was represented by Brad Holmes of ECR Consulting.

Issues discussed:

- There were no questions from Commissioners.

Public comment: Chuck McKenzie at 70 Vineyard Road - Abutter is in support of his application.

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

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

- B. Linda Rand.** To enclose existing L-shaped deck without expansion to build mud room, all-season room and small open deck at 101 Southgate Drive, Hyannis as shown on Assessor’s Map 306 Parcel 265. **DA-25002**

The applicant represented herself.

Issues discussed:

- There will not be foundation added.
- The small section of deck and stairs already exist.

Public comment: None

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

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

II. NOTICES OF INTENT

- A. Michael Braunstein.** To modify and expand existing permitted pier at 132 Point of Pines Avenue, Centerville as shown on Assessor’s Map 230 Parcel 064. **SE3-6235**

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

Issues discussed:

- The project complies with the freshwater guidelines.
- There is a very small variation on the location of the new pier vs. the proposed.
- Removal of the old pilings from the existing wood pier should be included as a condition.
- The existing structure will be entirely removed.

Public comment: None

A motion was made to approve the project with the condition that the existing pilings be removed.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

- B. 88 Hayes Road LLC.** To demolish the existing sunroom and patio to construct an addition to the single-family dwelling as well as a new proposed patio at 88 Hayes Road, Barnstable as shown on Assessor’s Map 210 Parcel 098. **SE3-6233**

The applicant was represented by Chuck Rowland, P.E. of Cape & Islands Engineering.

Issues discussed:

- The mitigation calculations needed to be corrected. A revised plan dated January 2, 2025 was reviewed.
- The area marked proposed lawn is currently lawn. They are proposing to keep it lawn.

- There is a generous work limit line. It will be brought in from 20' to 15'.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan moving the work limit line back from 20' to 15'.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

- C. **Nicholas David Samra & Erica Lynn Pearson – Whileaway Realty Trust.** Removal and reconstruction of a single-family home, accessory structures, swimming pool, updated utilities, a sewage disposal system upgrade, storm water drainage, vegetation restoration and associated site improvements at 205 Seapuit Road, Osterville as shown on Assessor's Map 095 Parcel 013-002. **SE3-6236**

The applicant was represented by Sean Riley, P.E. of Tighe & Bond Engineering.

Issues discussed:

- There is work still being done under another Order of Conditions.
- Staff suggested that the conditions from the open OOC be brought into this OOC and closed out.
- There will be a fully vegetated 50' buffer when the project is completed.
- The DEP# letter has not been received. It was issued but we have not received the letter.
- They will request a continuance for receipt of the DEP letter.
- As part of the enforcement order it should be noted that the 50' buffer is being restored under the enforcement order. A note should be added to the plan.
- The delineation was done by Marsh Matters. The wetland delineation form was submitted. The delineator and date of wetland delineation need to be noted on the plan.

Public comment: None

Conditions

Wilkinson will be the CERP if any change a written notification will be given to staff for review and approval.

Annual reports will be submitted for 3 years.

Invasive removal will be an on-going condition.

A motion was made to approve the project with Wilkinson Ecological Design will be the CERP, if any change a written notification will be given to staff for review and approval, annual reports will be submitted for three years, invasive removal will be allowed as an on-going condition, and a revised plan submitted showing the wetland delineation information and a label to show the 50' buffer restoration is under the enforcement order and continued to January 14, for receipt of the DEP letter.

John Abodeely will not be present on the January 14th meeting. There will only be 3 Commissioners available to vote on it. One Commissioner can Mullin in.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

III. CONTINUANCES

- A. **Randal Green.** Installation of a seasonal dock and construction of a 4' wide footpath with associated timber retaining wall and timber landscaped steps at 101 Center Lane, Centerville as shown on Assessor's Map 251 Parcel 220. **Continued from 12/17/24. SE3-6234 WC Form received.**

The applicant was represented by Corey Bracken, WS of Sabatia Inc.

Issues discussed:

- The DEP# has been received.
- The NHESP letter dated December 24, 2024, has been received. The NHESP letter was read into record.

Public comment: None

A motion was made to close the public hearing and authorize staff to issue the Order of Conditions.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

IV. MINUTES

A. December 10, 2024

B. December 17, 2024

A motion was made to approve the minutes as submitted.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

A motion was made to adjourn the meeting.

Seconded.

Aye –Abodeely, Foster, Lee, Sampou

Nay – none

The time was 7:05 p.m.