



**Town of Barnstable
Conservation Commission**
230 South Street
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MINUTES – CONSERVATION COMMISSION HEARING

DATE: July 22, 2025 @ 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: <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/88523817892>

Meeting ID: 885 2381 7892

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, so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing Edwin.Hoopes@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 6:00 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were Commissioners Abodeely, Hearn, and Tangney. Commissioners Kaschuluk and Sampou were absent.

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

Charlie Bloom was asked if there is an update on the Appointments Committee renewals.

Charlie advised the meeting today was cancelled.

There was discussion on the procedure and timeline for filling Louise Foster's vacant position.

I. NOTICES OF INTENT

- A. Beldan Radcliffe.** Enlarge rear deck and convert to porch; modify retainage and driveway drainage; construct detached garage; remove tree and plant replacements; install dog fencing at 11 Carlson Lane, West Barnstable as shown on Assessor's Map 133 Parcel 030. **SE3-6292**

The applicant was represented by Arlene Wilson of AM Wilson Associates.

Issues discussed:

- The 0-50' buffer is fully vegetated.
- It appears to be a good, well-designed project.

Public comment: None

A motion was made to approve the project as submitted.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

B. 260 Vineyard Road LLC. To repair and maintain existing revetment and to extend existing cobble berm at 260 & 270 Vineyard Road, Cotuit as shown on Assessor's Map 015 Parcels 006-003 and 006-004. **SE3-6297**

A continuance was requested to August 12, 2025, without testimony.

A motion was made to approve the continuance request without testimony to August 12, 2025.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

C. Town of Barnstable Department of Public Works. Proposed maintenance dredging of Mid-Entrance Channel and Blish Point Boat Ramp Access Channel to the previously authorized depths at 307 Millway Road, Barnstable as shown on Assessor's Map 301 Parcel 064. **SE3-6296**

The applicant was represented by Jimmy Hill of Foth Infrastructure & Environment, LLC.

Issues discussed:

- The DMF letter dated July 21, 2025, was received.
- The NHESP letter has not been received.
- The dredged material will not be suitable for beach nourishment but it could be re-used as a silty material. Wayne Kurker said he would accept the material.
- The contractor will be responsible for removing the material.
- The last time dredging was done was the boat ramp in 2021 and the entrance channel was in 2017.
- The boat ramp took three years to fill in. The entrance channel took five years to fill in. They were done separately last time.
- They are hoping to start in November.
- A continuance is needed for the NHESP letter

Public comment: None

A motion was made to approve the project and continue to August 5th for receipt of the NHESP letter.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

D. One Hundred Three Long Beach Road, LLC c/o Steven D'Angelo. To raze an existing detached garage and rebuild a detached garage with Accessory Dwelling Unit, construct a screened porch, implement mitigation plantings, and all associated landscaping, grading and appurtenances at 103 Long Beach Road, Centerville as shown on Assessor's Map 205 Parcel 017. **SE3-6295**

The applicant was represented by Jason Heyer, P.E. of Bracken Engineering.

Issues discussed:

- The location of the mitigation was discussed. He was asked if it could be spread out in front of the retaining wall. It will have a more positive impact.
- The calculations of the hardscape were questioned.
- Some of the walkway that is being removed is buried and is under existing lawn.

- The buried hardscape should only be removed if it is going under the mitigation area.
- A question was raised if they could move the garage slightly to get it out of the 50-100' buffer.
- The zoning requirements need it to be moved back a little into the 100' buffer.
- A revised plan is needed for the revised mitigation taking out the hardscape under the lawn and spread the mitigation along the front of the retaining wall.
- The septic system was granted a variance from the Board of Health to maintain the existing system.
- The plan says it is a 3 bedroom, the proposed is a 4 bedroom.
- The existing building is a 4 bedroom they will be taking one bedroom from the house to put in the Accessory Dwelling Unit.

Public comment: None

A motion was made to approve the project subject to receipt of a revised mitigation plan and continued to August 5, 2025, for receipt of the NHESP letter.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

II. CONTINUANCES

- A. Shannon Smith.** Proposed salt marsh protection and restoration at 0 and 87 Salten Point Road, Barnstable as shown on Assessors Map 280 Parcels 014 and 015. **SE3-6286 Continued from 6/24/25. WC Form received.**

The applicant was represented by Nick Crawford and Lauren Taylor of Crawford Land Management.

Public comment letter from Haley Tyree dated July 15, 2025 was acknowledged.

DMF letter dated July 8th was read into record.

Issues discussed:

- The DMF letter was in favor of the project, but they were not so supportive of the use of shell bags and modular breakwaters because it is a high energy system. It seems like a place where natural salt marsh is not likely to take hold.
- If the project does not work the area may be difficult to clean up if a storm comes in and buried the materials.
- There was discussion about using logs instead of bricks. They would not become floating debris if dislodged in a storm. If they were to become buried it would be a benefit.
- They will be getting a Chapter 91 license for the project.
- If it is not a success the blocks should not get buried as there is a significant amount of peat under where the blocks are being put so they shouldn't sink into existing sediment.
- It would be best case scenario if the blocks were to become buried as it would increase the bank.
- Modular breakwaters are like a cinder block. They can be moved around into different layouts.
- The project monitoring will be done every three months and seasonal updates will be submitted.
- If a significant weather event happens it will be checked on right away.
- The revised plan is dated July 14th.
- There should be conditions for clean up if the project does not work.
- The monitoring should be done for 10 years.
- A neighbor was concerned about the effects on their property.
- The monitoring should extend to the neighboring property.
- A loss in elevation on neighboring properties is a concern and will be part of the monitoring.
- All the issues and concerns from the last meeting have been addressed in the revised materials submitted.
- The owner will take responsibility of cleaning up if the project fails or a significant storm dislodges the modular bricks.
- This will be an important project if it works.

Public comment:

Steven Bates 93 and 95 Salten Point Road - abutters directly to the east. On page 4 of the submitted items in 2007 in front of his property there are a lot of rocks. In storms they have moved all over the harbor. This is a high energy wave area. He is concerned there are no specifics mentioned on how a clean up would be done. He wants to know he won't have to go through any type of action to get them cleaned up in front of his house. There have been a lot of changes to the area over time. The description says there is not much foot traffic but there is a lot of foot traffic with both fisherman and shell fisherman. There are sailboats, kayaks etc. that are brought in and out. There is a rental property which uses the path often. He is concerned about refueling on site. The cement blocks could be a detriment to boats in the area. They will be underwater most of the time. He is concerned about what he will be looking at from his property. He is concerned people will be using his property to get to their boats if the concrete blocks are put in and they cannot use the path. He is in support of the project concept but is concerned about the effect on his property.

Dana Hamilton 85 Salten Point – There is no fishing allowed on the point above the high-water mark.

A motion was made to approve the project with 10-year monitoring reports, and no refueling of equipment on site. Any coordination will be done with Conservation staff and Natural Resources. DMF should receive monitoring reports as well. Monitoring plan dated July 14th, revised project narrative methodology dated 7/14, revised plan for saltmarsh restoration dated 7/14, and the existing conditions plan dated 6/2/25 will be the approved plans of record.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

III. CERTIFICATES OF COMPLIANCE

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

A. SE3-5686	David L. & Lisa A. Larsen, Trustees NPT Realty Trust 58 Nyes Point Way, Centerville	(COC, ez*)	Permit & maintain a seasonal pier.
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A motion was made to approve A.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

IV. MINUTES

A. July 8, 2025

A motion was made to approve the minutes as submitted.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

A motion was made to adjourn the meeting.

Seconded.

Aye – Abodeely, Hearn, Lee, Tangney

Nay –

The time was 7:59 p.m.

Upcoming Meetings:

Month	6:30 P. M.	3:00 PM
July	22	
August	5, 19	12
September	2, 23	9