



**Town of Barnstable  
Conservation Commission**  
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**MINUTES – CONSERVATION COMMISSION HEARING**

**DATE: March 17, 2026 @ 3:00 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: <https://barnstable.cablecast.tv/internetchannel/watch-now>
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/83979782633>

**Meeting ID: 839 7978 2633**

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

Public comment is also welcome by emailing [Edwin.Hoopes@barnstable.gov](mailto:Edwin.Hoopes@barnstable.gov). Comments should be submitted at least 8hrs prior to the hearing.

The meeting was called to order at 3:00 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were Vice-Chair/Clerk Angela Tangney, Commissioners Hearn, and Kaschuluk. Commissioners Abodeely and DeMelo were absent. Commissioner Sampou arrived at 3:28 p.m.

Conservation Administrator Ed Hoopes, Conservation Agent Brady Hill, and Administrative Assistant Kim Cavanaugh were also present.

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

**I. OLD & NEW BUSINESS**

**A. Amendments to Chapter 710 – Guidelines for Submitting a Request for Determination**

Issues discussed

- None

A motion was made to accept the amendments to Chapter 710 - Guidelines

Seconded.

Aye –Hearn, Kaschuluk Lee, Tangney

Nay –

**B. Amendments to Chapter 707 - Regulation Governing Minimum Submission Requirements for a Notice of Intent**

Issues discussed

- Add a note under the “staking” section - if staking is not done in time the applicant will have to take a continuance.

A motion was made to accept the amendments to Chapter 707 as amended.

Seconded.

Aye –Hearn, Kaschuluk Lee, Tangney

Nay –

**II. REVISED PLANS**

**Project Type**

**Revisions**

- |   |   |                                       |
|---|---|---------------------------------------|
| A. Claudio & Maria Diletizia SE3-5882<br>81 Hawes Avenue, Hyannis | Raze & replace SFD w/<br>with pool and garage | Move SFD, pool and garage<br>landward |
|---|---|---------------------------------------|

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

Issues discussed:

- The plan is dated February 18, 2026.
- The three blocks in red on the plan are the approved. The new plan has the revisions in black.

A motion was made to approve the revised plan as submitted.

Seconded.

Aye –Hearn, Kaschuluk Lee, Tangney

Nay –

- |  |                                 |                                |
|--|---------------------------------|--------------------------------|
| B. Bernard Lebow & Barabara Guilfoile<br>1199 Craigville Beach Rd, Centerville | Boardwalk and patio<br>SE3-5734 | Construct a dormer and mudroom |
|--|---------------------------------|--------------------------------|

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

Issues discussed:

- The dormer will not be creating a bedroom.

A motion was made to approve the revised plan as submitted.

Seconded.

Aye –Hearn, Kaschuluk Lee, Tangney

Nay –

**III. EXTENSION REQUEST**

**Project Type**

**Time Requested**

- |   |  |                                   |
|---|--|-----------------------------------|
| A. Robin Swarts SE3-5871<br>47 Richard’s Lane, Osterville | Raze & Rebuild SFD<br>with appurtenances | 3 years (1 <sup>st</sup> Request) |
|---|--|-----------------------------------|

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

Issues discussed:

- None



- None

Public comment: None

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

Seconded.

Aye –Hearn, Kaschuluk, Lee, Tangney

Nay –

- B. Olga Aginsky.** Proposed raze and replace of an existing single-family dwelling at 136 Pond Street, Osterville as shown on Assessor’s Map 118 Parcel 101. **DA-26019**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- None

Public comment: None

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

Seconded.

Aye –Hearn, Kaschuluk Lee, Tangney

Nay –

**Commissioner Sampou arrived at 3:28 p.m.**

- C. Town of Barnstable – Department of Public Works.** Construction of an approximately 1,200 foot sidewalk along North Street. **DA-26020**

The applicant was represented by Nate Goshagarian of LEC Environmental, and Anna Jahn with Stantec Inc.

Issues discussed:

- The runoff from the sidewalk will go into catch basins.

Public comment: None

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

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

## **VII. NOTICES OF INTENT**

- A. Janio Soares.** To renovate a 876 square-foot residential garage with a second floor on existing footprint at 744 Old Falmouth Road, Marstons Mills as shown on Assessor’s Map 124 Parcel 016-001. **SE3-6366**

The applicant was represented by Sara Murner of Strong Tree Engineering.

Issues discussed:

- No bedrooms are being added.

Public comment:

Louise Murray, abutter at 712 Old Falmouth Road. The garage is directly behind her and is very close to her property line. She would like to know the intentions of the area above the garage. The property is currently being used for commercial work. He is making the whole property into a building block.

The owner advised the area will be for storage. He is a carpenter and is building the house himself. He is not using the property for commercial reasons. There will be no water or insulation above the garage.

- There is a temporary stockpile area of materials for this project.

A motion was made to approve the project as submitted.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

- B. Bayside Property Holdings, LLC and Osterville Property Holdings – One LLC.** Replacement of 550 feet of stone wall with a timber bulkhead, shoreline stabilization and vegetation management at 148 and 186 Windswept Way, Osterville as shown on Assessor’s Map 052 Parcel’s 002 and 003. **SE3-6370**

A continuance was requested to 3/31/2026 without testimony.

A motion was made to approve the continuance request without testimony to 3/31/2026.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

- C. Cynthia & Kevin Kett.** Proposed pool and patio at 61 Great Bay Road, Osterville as shown on Assessor’s Map 093 Parcel 008. **SE3-6369**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- This is a flood zone only application.

Public comment: None

A motion was made to approve the project as submitted.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

- D. Robert Littleton.** To construct a second story addition over an existing garage at 23 Hayward Road, Centerville as shown on Assessor’s Map 186 Parcel 057. **SE3-6367**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- The driveway will remain gravel. There will be no change to the driveway.
- It appears there is an area already over the garage. It is a half story. They are increasing it to a full story.
- There will be no bedrooms added with the project.
- The coastal bank marked on the plan should be marked as a State and Coastal bank.

- A revised plan should be submitted.
- The 50' buffer line for the salt marsh should also be added to the plan.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan labeling the State and Coastal bank and adding the 50' buffer line.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

- E. Samuel Llang.** Raze and replace an existing single family dwelling and construct a 10'x16' pool at 10 Island View Road, Hyannis as shown on Assessor's Map 325 Parcel 109. **SE3-6368**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Issues discussed:

- The house is being moved out of the 0-50' buffer.
- The area in the 0-50' will be a sloped landscaped area.
- A question was asked if the driveway could be reduced a little.
- The new dwelling will have drywells.
- They could move the driveway approximately three feet.
- The slope of the driveway is toward the street.
- A slight berm could be added to prevent runoff from the driveway into the buffer area.
- There is a cobble edge on it currently. They will retain that and add it to the revised plan.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan showing the change of driveway location and cobblestone berm so the storm water will run away from the wetland area.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

## VIII. CONTINUANCES

- A. Robert J. IV & Thomas P. Remmes.** Removal of brick paver patio, installation of permeable paver patio and fire pit within 50' buffer at 536 Shootflying Hill Road, Centerville as shown on Assessor's Map 193 Parcel 029. **SE3-6342 Continued from 2/17/26. WC Form received.**

A continuance was requested to 3/31/26.

A motion was made to approve the continuance request without testimony to 3/31/2026.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

## IX. CERTIFICATES OF COMPLIANCE

(ez = staff recommends approval) (D = staff does not recommend approval) (\* = on-going conditions)

<b>A. SE3-4479</b>	<b>Gladstone Limited Partnership</b>	<b>(COC, ez)</b>	Construct multi-family
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32 Pleasant Lane, Hyannis

residential building with appurtenances.  
**(No work commenced.)**

**B. SE3-6166**

**Lloyd Dufour**  
**361 Ocean Street, Hyannis**

**(COC, ez\*)**

Remove/relocate patio. Add patio & wash station.  
Reconfigure driveway (not done). Relocate shed (not done).

- No work was done on SE3-4479 and the Order of Conditions has expired.
- SE3-6166 they will not be reconfiguring the driveway or relocating the shed.

A motion was made to approve A. and B.

Seconded.

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

**X. MINUTES**

A. March 3, 2026

A motion was made to approve the minutes as submitted.

Seconded

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

A motion was made to adjourn the meeting.

Seconded

Aye –Hearn, Kaschuluk Lee, Sampou, Tangney

Nay –

The time was 4:03 p.m.

**Upcoming Meetings:**

<b>Month</b>	<b>6:30 P. M.</b>	<b>3:00 PM</b>
March	31	
April	14, 28	21
May	12, 26	19