



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

DATE: December 2, 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/88642714142>

Meeting ID: 886 4271 4142

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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 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 6:30 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were Vice-Chair/Clerk Angela Tangney, Commissioners Abodeely, DeMelo, Hearn, Kaschuluk and Sampou. .

Conservation Administrator Ed Hoopes and Administrative Assistant Kim Cavanaugh were present.

I. REQUESTS FOR DETERMINATION

- A. Eva Bui.** To construct a new 24' x 10' deck with stairs on the side of the house within the previously disturbed area at 20 Daisy Hill Road, Hyannis as shown on Assessor's Map 326 Parcel 096. **DA-25042**

The applicant represented herself.

Issues discussed:

- There were no questions from Commissioners.
- This is a flood zone only project.

Public comment: None

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

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou
Nay –

- B. John Stockton.** Landscape improvements including construction of a patio, stone walkway, fire-pit, retaining wall and fence at 17 Briar Patch Road, Osterville as shown on Assessor's Map 144 Parcel 040. **DA-25043**

The applicant was represented by Matthew Lehman of Strong Tree Engineering.

Issues discussed:

- There is a 25' no touch zone noted at the bottom of the plan.
- It should be removed from the plan.
- The fence between the 50 and 100' buffer will be a split rail fence. Picket fence should be removed from the plan.
- The fire pit is outside jurisdiction.
- The boulder wall is within the set back area to the abutting property which may be a zoning issue.

Public comment: None

A motion was made to approve the project as a negative determination subject to receipt of a revised plan removing the 25' no touch zone note and note a split rail fence only on the plan.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

II. NOTICES OF INTENT

- A. WYC Sailing Education Foundation, Inc.** To replace existing boat ramp at 101 Bridge Street, Osterville as shown on Assessor's Map 093 Parcel 033. **SE3-6333**

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

Issues discussed:

- The DMF comment letter dated November 25, 2025 was read into record.
- No comments from the Harbor Master or Waterways Committee have been received.
- The DMF comment regarding the time of year restriction states the silt curtain or cofferdam should be installed at the beginning of January. This is a shallow area and it could sit for months before any work is done. The Commissioners agreed it could be installed prior to start of work.
- A construction protocol should be submitted to the Conservation Administrator four weeks prior to construction for review and approval.

Public comment: None

A motion was made to approve the project with above conditions.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

- B. William B. & Paula O'Keeffe.** To construct a pool and patio at 118 Windswept Way, Osterville as shown on Assessor's Map 052 Parcel 004-001. **SE3-6334**

A continuance without testimony was requested to December 16, 2025.

A motion was made to approve the continuance request to December 16, 2025.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

III. CERTIFICATES OF COMPLIANCE

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

A. SE3-6063	Dorina Konopka 141 Estey Avenue, Hyannis	(COC, ez*)	Second story addition, two cantilevered balconies, deck replacement within existing footprint (NOT DONE), siding.
B. SE3-6182	George & Laurie Attar 306 Long Beach Road, Centerville	(COC, ez*)	Extension of existing pier, ramp & floats.

A motion was made to approve A. and B.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

A motion was made to adjourn the meeting.

Seconded.

Aye – Abodeely, DeMelo, Hearn, Kaschuluk, Lee, Tangney, Sampou

Nay –

The time was 6:55 p.m.