



**Town of Barnstable  
Conservation Commission**  
230 South Street  
Hyannis Massachusetts 02601

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**AGENDA – CONSERVATION COMMISSION HEARING**

**DATE: November 18, 2025 @ 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: <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/89568063179>

Meeting ID: 895 6806 3179

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](mailto: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](mailto:Edwin.Hoopes@town.barnstable.ma.us). Comments should be submitted at least 8hrs prior to the hearing.

**REMINDER TO APPLICANTS:**

**FEES FOR LEGAL ADS ARE LISTED BELOW. PLEASE MAIL CHECKS TO CONSERVATION, 230 SOUTH STREET, HYANNIS, 02601**

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

**I. REVISED PLANS**

**Project Type**

**Revisions**

- A. AAR Legacy, LLC SE3-5905  
671 Old Post Road, Cotuit

Replace timber bulkhead  
with stone bulkhead, replace  
beach house, deck and stairs

Beach house deck expansion and  
rinse station dimensions  
**Continued from 10/14/25 WC Form  
Received**

**II. WARNING LETTERS**

- A. Estate of Susan J Ganz & Bryan Ganz Pers. Rep. – 141 Bay Ln, Centerville – Map 186 Par 007. Failure to comply with the ongoing conditions of a Certificate of Compliance for SE3-3832.
- B. John T Ganey & Elizabeth M Ganey Trs. and John T Ganey & Elizabeth M Ganey Revocable Living Trust – 251 Bay Ln, Centerville – Map 166 Par 057. Failure to comply with the ongoing conditions of a Certificate of Compliance for SE3-4404.

**III. ENFORCEMENT ORDERS**

- A. William Luciano & Teresa Luciano Gallagher – 67 Sea Meadow Cir, Centerville – Map 246 Par 229. Alteration of a 50' buffer to a wetland resource area - vegetated wetland - by cutting vegetation including seven trees and a row of shrubs AND failure to comply with the ongoing conditions of two Certificates of Compliance (SE3-2733 and SE3-3901).
- B. Kevin T & Graham T Werner - 3826 Main St/RTE 6A, Barnstable – Map 335 Par 018. Alteration of a buffer to a wetland resource area - vegetated wetland - by adding unpermitted hardscape – gravel driveway.
- C. Michael Martin - 27 Folsom Ave, Hyannis – Map 324 Par 059. Alteration of a wetland resource area – flood zone – and alteration of a buffer to a wetland resource area – salt marsh – by adding unpermitted hardscape – deck expansion, driveway expansion, and stone wall.
- D. Damian Moniz – 50 Skating Rink Rd, Hyannis – Map 291 Par 176. Alteration of a wetland resource area - vegetated wetland - AND alteration of a buffer to a wetland resource area – vegetated wetland - by adding fill, cutting vegetation, and adding unpermitted hardscape - fences, gravel drive, and sheds - for a parking lot and work area.
- E. Thales Albino - 50 Skating Rink Rd, Hyannis – Map 291 Par 176. Alteration of a wetland resource area - vegetated wetland - AND alteration of a buffer to a wetland resource area – vegetated wetland - by adding fill, cutting vegetation, and adding unpermitted hardscape - fences, gravel drive, and sheds - for a parking lot and work area.
- F. Julian & Gillian Cox – 1251 Race Ln, Marstons Mills – Map 064 Par 005-001. Alteration of a buffer to a wetland resource area – Mystic Lake – by regrading and adding unpermitted hardscape – retaining walls AND failure to comply with the ongoing conditions of a Certificate of Compliance for SE3-3386.

#### **IV. REQUEST FOR DETERMINATION**

- A. **Theresa Carson.** To remove an existing shed and asphalt tennis court and construct a single family dwelling at 101 Bay Shore Road, Hyannis as shown on Assessor's Map 325 Parcel 113. **DA-25040 \$23.80**

#### **V. NOTICES OF INTENT**

- A. **Robert Aronson and Mary Kopelman.** Proposed rinse station, fire pit, pergola, expansion of an existing stone terrace and a 4 foot wide path to Long Pond at 71 Sachem Drive, Centerville as shown on Assessor's Map 209 Parcel 026. **SE3-6325 \$30.60**
- B. **Highmount Fiduciary, LLC.** To replace and extend the existing bulkhead at 180 Carriage Road, Osterville as shown on Assessor's Map 071 Parcel 015. **SE3-6327 \$20.40**
- C. **Janet Holian, Trustee – Holian Family Trust & Janet Holian Revocable Trust.** Proposed bank vegetation restoration, replacement of bank stairs, and replacement/improvement of boardwalk at 250 Windswept Way, Osterville as shown on Assessor's Map 051 Parcel 012. **\$37.40**

#### **VI. CONTINUANCES**

- A. **Jeffrey & Danielle Hamel – Hamel Family 2018 Revocable Trust.** Demolition of an existing sunroom, second-story deck, landing, and recessed exterior rinse station and the construction of a new two-story, three season room, along with the installation of a freestanding at grade rinse station and approval of an existing unpermitted fire pit at 71 Sunset Lane, Barnstable as shown on Assessor's Map 301 Parcel 024. **SE3-6326 Continued from 11/4.**

#### **VII. CERTIFICATES OF COMPLIANCE**

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

|                    |                                                             |                   |                                                                                                                  |
|--------------------|-------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------|
| <b>A. SE3-6015</b> | <b>Brendan J. Brazal,<br/>90 Lake Drive, Centerville</b>    | <b>(COC, ez*)</b> | Reconstruct deck & screened porch. Beach nourishment & poison ivy control.                                       |
| <b>B. SE3-5825</b> | <b>AAR Legacy, LLC<br/>671 Old Post Road, Cotuit</b>        | <b>(COC, ez*)</b> | Renovation of dwelling with new foundation, rebuilding porch, additions, pool, patio & associated appurtenances. |
| <b>C. SE3-6152</b> | <b>Gordon &amp; Jane Slaney<br/>878 Main Street, Cotuit</b> | <b>(COC, ez*)</b> | Replace existing pool, replace wood patio with stone patio, maintenance of paths, stairs and deck.               |

## **VIII. MINUTES**

- A. October 28, 2025
- B. November 4, 2025

### **Upcoming Meetings:**

| <b>Month</b> | <b>6:30 P. M.</b> | <b>3:00 PM</b> |
|--------------|-------------------|----------------|
| November     | 25                |                |
| December     | 2, 16             | 9              |
| January      | 6, 20             | 13             |