



**Town of Barnstable  
Conservation Commission**  
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**MINUTES – CONSERVATION COMMISSION HEARING**  
**DATE: June 10, 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/83049355051>

**Meeting ID: 830 4935 5051**

**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.

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

The meeting was called to order at 3:00 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were: Vice-Chair Louise Foster, Clerk Angela Tangney, Commissioners Hearn, and Kaschuluk. Commissioner Abodeely was absent. Commissioner Sampou arrived at 3:14 p.m.

Conservation Administrator Ed Hoopes was present, along with Administrative Assistant Kim Cavanaugh and Agent Brady Hill.

Chairman Lee made the following announcements:

- Brady Hill was welcomed as the new Conservation Agent.
- Town Council approved a new Conservation Agent position beginning in the fall of 2025.
- Staking for any NOI applications is required. If staking is not done per the Chapter 707 NOI checklist the application may be denied by the Commission.

**I. REVISED PLANS**

**Project Type**

**Revisions**

**A. Lev Ludin SE3-6177**  
21 Scottsdale Road, Centerville

Construct addition  
remove tree, access stairs,  
landscaping

To allow for view shed  
maintenance

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

Issues discussed:

- A question was asked why the view shed maintenance is needed. There seems to be a good view already.
- This is to allow for a continuing condition for trimming in the future.
- The history of the view was reviewed. Many of the houses had lawn down to the edge. The prior owner had an issue with cutting for solar panels.
- It looks like there is a huge percentage of view corridor openings.
- There will be more trees planted on the property as mitigation.
- This will determine clear view sheds and will be allowed to grow not more than 5'.
- The COC will be requested in approximately one month.

Public comment: None

A motion was made to approve the revised plan as submitted with the view corridor and the understory to be kept to 4-5 feet.

Seconded.

Aye – Foster, Lee, Hearn, Kaschuluk, Tangney

Nay –

**Commissioner Sampou arrived at 3:14 p.m.**

## **II. EXTENSION REQUEST**

### **Project Type**

### **Time Requested**

**A.** Town of Barnstable Conservation  
230 South Street, Hyannis SE3-5280

Sonar Treatment to  
control hydrilla

3 years (3<sup>rd</sup> request)

The applicant was represented by Ed Hoopes, Conservation Administrator.

Issues discussed:

- Commissioner Hearn was a member of the Indian Pond Association. The hydrilla needs to be treated for 10 years.
- This project will be 10 years at the end of this extension.

A motion was made to approve the extension request.

Seconded.

Aye – Lee, Hearn, Kaschuluk, Sampou, Tangney

Nay –

## **III. NOTICES OF INTENT**

**A. New Rushy Marsh Realty, LLC.** Proposed wetland expansion at existing horse paddock at 1541 Main Street, Cotuit as shown on Assessor's Map 017 Parcel 007. **SE3-6281**

The applicant was represented by Attorney Mike Ford, Sean Reardon P.E. of Tetra Tech and Ian Peach of Wilkinson Ecological Design.

Issues discussed:

- The NOI is an expansion project, not a replication project.
- This NOI is a portion of the restoration for the prior violation.
- This NOI does not include any wetland fill. The enforcement order covers the replication.

- A lot of work has been done and it is well thought out. There is concern the lowest elevation is to the ground water level, not below the ground water level. There is not substantial surface water for pickerel, frog, muskrat habitat. Most of it is wetland meadow.
- A shallow emergent has surface water throughout the growing season.
- They could excavate another 3-5 inches of material to achieve it.
- The shrub swamp will provide vernal pool habitat which also has surface water throughout the growing season.
- Ian Peach advised wet meadow was more achievable as opposed to the shallow emergent marsh. He is willing to try to meet the target of more shallow emergent.
- The idea of having 1/3rd of the area shallow emergent would be great. They can probably get to 20-25%.
- The ability to recreate a wetland is very exciting.
- A question was asked if there is concern about the existing soil microbiome of the excavation areas that would require inoculation of wetland or wetland microorganisms.
- They will use a specific inoculant to get some of the bacterial and fungal, root promoting. The plugs will get dipped before they get planted.
- There will need to be close management to prevent invasive species from overtaking.
- It will be monitored and managed. There are 6-10 employees working on the property that will be monitoring and managing the area.
- The source of the dead wood should be considered.
- The northern border that interfaces with the paddock is relatively narrow and seems to be a vulnerable spot. The paddock area is temporary. The animals using the remaining paddock may be a problem. The animals may disturb the critical border area.
- The paddock fence will be pulled back approximately 12' to keep it further away.
- There are only 3-4 four horses in the paddock for short periods a few times a year. It is very minimal and should not be a problem.
- They want to be able to view the area.
- It could be thickened up by 3-4 feet and extend it down the slope to the wet area.
- It should not be a weak point. It will only be vulnerable in the early stages.
- This project is based on the current drought status. The ground water may be higher in the next couple of weeks but if we get back into a severe drought status there may be a problem
- The construction period should be done this year so monitoring will start in spring 2026.
- Six year monitoring reports should be considered.
- It will be five years beginning spring of 2026.
- This is a great plan. Staff is hopeful that it can be achieved. It will be spectacular.
- Six years should be the minimum for monitoring reports.
- The downed wood is a great plan but it should come from areas as local as possible.
- Hopefully it will come from wood already on site.
- There will be 25% more emergent habitat.
- The grades on the plan are the finished grades.
- If they dig down and there is 7-8 inches of water, maybe the soil should not be put back.
- They can come back with revised plans within a week.
- They have put a lot of work into this design.

Public comment: None

A motion was made to approve the project subject to receipt of a revised plan showing low points to 2.5" to add some water in the area discussed, submit construction protocol and construction report for the status of the construction period, monitoring reports for six years, and ongoing condition for invasive control.

Seconded.

Aye – Foster, Lee, Hearn, Kaschuluk, Sampou, Tangney

Nay –

**B. Julie Salomon.** Demolish existing residential superstructure and appurtenances; cap foundation and construct new superstructure and appurtenances; landscaping and mitigation at 247 Nyes Neck Road as shown on Assessor's Map 232 Parcel 077. **SE3-6280**

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

Issues discussed:

- The demarcation for the mitigation planting area should be shown on the plan.
- The drywells should be shown on the plan.
- The trees being taken down were not marked for the site visit.
- The guest house has permits for maintenance. A lot of work was done on the inside. They are reconstructing the deck.
- The view shed is across the abutters property.
- The original proposal straightened the house which would prevent the view. This plan keeps the same footprint. So, a new viewshed will not be needed.
- There is a mitigation area that needs to be labeled put on the plan.
- The site plan and the mitigation plan the guest house has a wooden deck which should also be on the engineering plan.

Public comment: None

A motion was made to approve the project subject to receipt of revised plan showing the wooden deck on the engineering plan, the demarcations and the dry wells and annual reports for three years.

Seconded.

Aye – Foster, Lee, Hearn, Kaschuluk, Sampou, Tangney

Nay –

#### **IV. CERTIFICATES OF COMPLIANCE**

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

**A. SE3-5728**

**Lynn Candella**

11 Harbor Bluffs Road, Hyannis

**(COC, denial)**

Raise existing dwelling  
and construct new foundation  
To FEMA standards.

A continuance was granted to July 15, 2025.

#### **V. MINUTES**

**A. May 27, 2025**

A motion was made to accept the minutes as submitted.

Seconded.

Aye – Foster, Lee, Hearn, Kaschuluk, Sampou, Tangney

Nay –

Pete was congratulated for his upcoming retirement from teaching.

A motion was made to adjourn the meeting.

Seconded.

Aye – Foster, Lee, Hearn, Kaschuluk, Sampou, Tangney

Nay –

The time was 4:40 p.m.

