



# Town of Barnstable Conservation Commission

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## MINUTES – CONSERVATION COMMISSION HEARING

**DATE: February 18, 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/89009059352>

Meeting ID: 890 0905 9352

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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](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 6:300 p.m. by Chair F. P. (Tom) Lee. Also, in attendance were: Vice-Chair Louise Foster, Clerk Angela Tangney, Commissioners Abodeely, Hearn, and Kaschuluk. Commissioner Sampou was absent.

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

## I. REQUESTS FOR DETERMINATION

- A. Deborah Mansour.** Proposed addition to side of dwelling, 12' x 14' addition to rear of dwelling, remove and replace front steps at 45 Ripple Cove Road, Hyannis as shown on Assessor's Map 325 Parcel 061. **DA-25004**

The applicant was represented by Dave Richards of D3 Builders, Inc.

Issues discussed:

- The project is submitted because it is in the flood zone.
- There were no questions from Commissioners.

Public comment: None

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

Aye –Abodeely, Foster, Lee, Hearn, Kaschuluk, Tangney  
Nay –

## **II. NOTICES OF INTENT**

- A. Town of Barnstable, Department of Public Works.** Proposed sewer pump station including associated force main, gravity sewer, and appurtenances at 181 Oldham Road, Osterville as shown on Assessor’s Map 144 Parcel 032. **SE3-6246**

The applicant was represented by Michael Paulin of Weston & Sampson Engineers and Griffin Beaudoin of Barnstable DPW.

Issues discussed:

- Noise will not be an issue. All equipment is inside of a building.
- Some trees may be planted for screening purposes.
- There are a few trees that will need to be removed.
- The storm water report seems to be fine.
- The background generator may produce some noise, but it will be minimal as it is inside an enclosure.
- Some arborvitae will be planted for screening purposes for the abutters.
- Screen plantings should be added along the street as well.

Public comment:

Edna Harpin – Abutter – 191 Oldham Road. She is concerned the project will decrease the value of her property. She asked if there would be any odor from it. Mr. Beaudoin advised there are not generally odor concerns with these types of infrastructure.

She is concerned that if something fails she would have sewage in her basement. She was advised her basement would not flood with sewage and there are alerts and alarms if a problem were to arise. There is additional storage built into the system. If there was a failure it would backup into the pipes below the road and would take a lot of backup before it came up into the road. It would be a very unlikely occurrence.

Edna advised they had asked to buy this parcel but were told no because of the wetland issue. Why is this project ok? The project is in the 50-100’ ft buffer, not in the 0-50’ buffer. She said water used to come up much higher but since the drought it has gone down quite a bit.

She asked how many properties will this provide sewage for. At the full build out it will be approximately 500 parcels. This project is a continuation of the project on Phinneys Lane. Griffin advised that she could contact him to set up a meeting.

A motion was made to approve the project as submitted subject to some supplemental plantings for screening purposes after it is built.

Seconded.

Aye –Abodeely, Foster, Lee, Hearn, Kaschuluk, Tangney  
Nay –

- B. Bluefield, LLC.** To permit a proposed seasonal ramp and float at 571 Old Post Road, Cotuit as shown on Assessor’s Map 054 Parcel 018. **SE3-6245 Continuance requested to 3/25/2025.**

A continuance was requested to 3/25/2025.

A motion was made to approve the continuance requested to 3/25/2025.

Seconded.

Aye –Abodeely, Foster, Lee, Hearn, Kaschuluk, Tangney  
Nay –

**III. AMENDED ORDERS**

- A. Red Lily Pond Project Association.** To request an amendment to existing Order of Conditions number SE3-5862 to permit placement of additional benthic barriers on portions of Red Lily Pond and Lake Elizabeth as shown on Assessor’s Maps 226 and 227.

The applicant was represented by Douglas Farquhar of Red Lily Pond Project Association and Ken Wagner of Water Resource Services.

The 2024 monitoring report was reviewed.

Issues discussed:

- 2,400 sq. ft. of additional benthic barrier is proposed for Red Lily Pond and 5,200 sq. ft. for Lake Elizabeth.
- The benthic barrier is made of a tarpaulin type of blanket. The brand is a Lake Bottom Blanket.
- It is a synthetic polymer which has some holes in it to allow some of the gases to escape.
- It is usually left in for 2 years, taken out, cleaned and put back in.
- The barrier is very thin.
- A spec sheet of the material was requested to be sent to the office.
- DEP has recommended that a negative determination be issued if less than 10 percent of the total lake area is proposed to be covered.
- This is a very localized project and is only for a small portion of the water body.

Public comment: None

Patricia Deyton, President of Red Lily Pond, was joined by Bill McKinney President of CCMA, who owns the land around the ponds and Allen Schumacher who is another volunteer leader who works on the green areas and the roads. Patricia stated there is community support for the project.

A motion was made to approve the amended order as written.

Seconded.

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

Nay –

**IV. CERTIFICATES OF COMPLIANCE**

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

<b>A. SE3-5712</b>	<b>MA Audubon Society, Inc.</b> 345 Bone Hill Road, Barnstable	(COC, ez*)	Construction of Discovery Center building & associated appurtenances.
<b>B. SE3-6075</b>	<b>MA Audubon Society, Inc.</b> 283 & 345 Bone Hill Road, Barnstable	(COC, ez*)	Trail improvements for All Persons Access. Invasives management/buffer restoration. Vista maintenance.

A motion was made to approve A. and B.

Seconded.

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

Nay –

**V. MINUTES**

A. February 4, 2025

A motion was made to accept the minutes as submitted.

Seconded.

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

Nay –

A motion was made to adjourn the meeting.

Seconded.

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

Nay –

The time was 7:28 p.m.