



Office: 508-862-4644

FAX: 508-790-6304

Town of Barnstable

Board of Health

200 Main Street, Hyannis MA 02601

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BOARD OF HEALTH MEETING

Tuesday, November 25, 2025, 4:00 PM

James H. Crocker Jr. Hearing Room, Town Hall
367 Main Street, 2nd Floor, Hyannis, MA

1. **Tobacco Violations:**

- A. Mohammad Sattar, owner, representing AJ Mart – 459 Main Street, Hyannis, Map/Parcel 308-083 – On September 30, 2025, flavored products or flavor enhancers (including mint/menthol flavors) were sold at store and signage were missing.
- B. Asim Jamal, owner, representing Mini Food Mart – 252 Main Street, Hyannis, Map/Parcel 327-127 – On September 30, 2025, flavored products (Dutch Gold Fusion cigarillos) or flavor enhancers (including mint/menthol flavors) were sold at store.

2. **Regulation:**

Regulation – Multiple amendments to the proposed tobacco regulation restricting the sale of nicotine products

3. **Failed Septic System/Extension Request**

Douglas Brown, representing owners, Cynthia & Robert Lister – 126 Donegal Circle, Centerville, MA, Map/Parcel 169-084, Phase 1 Sewer Expansion – Failed septic system, requesting temporary septic repair.

4. **Innovative Alternative Technology for New Construction:**

- A. Daniel A. Ojala, P.E, PLS, Down Cape Engineering Inc., representing owners, Albert & Eneida Shkurti – 41 Thatcher Holway Road, Marstons Mills, Map/Parcel 148-083, 21,780 sq.ft, proposed new construction of Innovative Alternative (I/A) Secondary Treatment Unit for an addition to an existing 2-bedroom single family dwelling.
- B. Daniel A. Ojala, P.E, PLS, Down Cape Engineering Inc., representing owner, Greystone Construction & Development Corp. – 65 Olander Drive, Hyannis, Map/Parcel 270-240, 15,246 sq.ft, proposed construction of an I/A Secondary Treatment Unit for a new 2-bedroom single family dwelling.

5. **Sewer Connection/Extension Requests:**

- A. Sasha Nailer, representing owner, Marie Higgins - 130 Seabrook Road, Hyannis, Map/Parcel 307-029, Stewart Creek, SEWH-24-248 - Requesting extension of an additional twelve months to connect building to public sewer.
- B. David V. Lawler, Esq., representing owner, Matthew Lambert, Trustee, 980 W. Main St. Realty Trust – 990 West Main Street, Centerville, Map/Parcel 229-101, Phase 1 – Strawberry Hill Road Sewer Expansion, SEWH-24-288 and EXTS-25-30 – Requesting extension of an additional twelve months to connect building to public sewer.

- C. David V. Lawler, Esq., representing owner, Matthew Lambert, Trustee, 980 W. Main St. Realty Trust – 980 West Main Street, Centerville, Map/Parcel 250-049, Phase 1 – Strawberry Hill Road Sewer Expansion, SEWH-24-352 and EXTS-25-29 – Requesting extension of an additional twelve months to connect building to public sewer.

6. **Septic System Variances:**

- A. Ryan Pina, EIT, Outback Engineering, Inc., representing owner, Ronald Oliveira – 282 Parker Road, West Barnstable, Map/Parcel 176-013, 19,602 sq.ft - Requesting variance under 310 CMR 15.405(1)(g), State Environmental Code, a reduction of the required setback between the proposed leaching field and the existing private water supply well from 100' to 51.'
- B. David Coughanowr, ECO-TECH, representing owner, Gabriel Perez – 38 Bristol Avenue, Hyannis, Map/Parcel 309-017, 9,148 sq.ft - Variance requested, under 310 CMR 15.211(1), State Environmental Code, of 10 ft. separation between reserve area and cellar wall.
- C. (Continued from September 30, 2025) Lee Barber, owner, 5 Deerfield Road, Osterville, MA, Map/Parcel 166-021, 16,117 sq.ft - Variance requested from Section 360-45 (B)(1)(b) of the Town of Barnstable Code, to exceed 330 gallons per acre per day in a Saltwater Estuary Protection District, construction of an ADU proposed.

7. **Grease Trap Request:**

John W. Kenney, Esq., representing 412 Main Hyannis LLC, Desmond Keogh, Manager of Business "Dubh Linn, LLC, d/b/a The Auld Triangle" – 412 Main Street, Hyannis, Map/Parcel 309-221, 6,098 sq.ft. - Grease trap extension previously granted for two (2) years ago, expiring November 30, 2025. Variance requested due to financial hardship according to application.

8. **Preliminary Subdivision Application Review:**

Matthew Eddy, P.E., Baxter Nye Engineering & Surveying, submitting an application for Approval of Preliminary Plan (Form B) for the proposed subdivision at 145 Barnstable Road, Hyannis, Map/Parcel 327-244-001.

9. **Minutes:** October 21, 2025, Board of Health Meeting