



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

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**AGENDA – CONSERVATION COMMISSION HEARING**

**DATE: October 14, 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/89593588407>

**Meeting ID: 895 9358 8407**

**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:**

**FEEES 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. OLD AND NEW BUSINESS**

- A. BLT Request for letter of support – 755 Lumbert Mill Road CR

**II. REVISED PLANS**

**Project Type**

**Revisions**

- A. Thomas Roberts SE3-6165  
229 Bridge Street, Osterville

Raze & replace garage  
& apartment, driveway and  
septic modifications, land-  
scaping

Add chicken coop, pergola and  
additional plantings

- B. Carlton Sands SE3-5661  
4 Bay Shore Road, Hyannis

Raze and replace SFD

Increase in hard scape in the 0-50'  
buffer

- C. 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

- |   |  |  |
|---|--|--|
| D. Bernard Lebow & Barbara Guilfoile<br>1199 Craigville Beach Rd, Centerville<br>SE3-5734 | Boardwalk and patio                                  | To re-construct the boardwalk<br>at a height of 28", in lieu of the<br>≥ 48" |
| E. Lev Ludin SE3-6177<br>21 Scottsdale Rd. Centerville                                    | Addition, remove tree, access<br>stairs, landscaping | Relocate 196 sf of mitigation plantings                                      |

### III. WARNING LETTERS

- A. Mary Ann Taylor - 988 Craigville Beach Road, Centerville – Map 226 Par 005. Alteration of wetland resource areas – barrier beach and FEMA floodzone – by discharging waste fluid and destroying vegetation.

### IV. ENFORCEMENT ORDERS

- A. Cape Cod Hotel LLC – 1470 Iyannough Rd/Route 132, Hyannis – Map 274 Par 001. Alteration of a 50' buffer to a wetland resource area - unnamed pond - by clearing dead vegetation and removing two trees. **(Tabled from 9/9)**
- B. Michael A & Mary Catherine Kariotis, Trs. and Kariotis Family Trust - 65 Pirates Cove, Osterville - Map 051 Parcel 007-001. Alteration of a wetland resource area - vegetated wetland and flood zone - by cutting vegetation and adding fill AND alteration of a buffer to a wetland resource area – vegetated wetland - by adding unpermitted hardscape – driveway, adding lawn, and cutting vegetation AND failure to comply with the ongoing conditions of a Certificate of Compliance (SE3-4365)
- C. Michael A & Mary Catherine Kariotis, Trs. and Kariotis Family Trust - 67 Pirates Cove, Osterville - Map 051 Parcel 007-002. Alteration of a wetland resource area - vegetated wetland and flood zone - by cutting vegetation, adding fill, and adding an unpermitted garden AND alteration of a buffer to a wetland resource area – vegetated wetland - by adding unpermitted hardscape – driveway, adding lawn, and cutting vegetation AND failure to comply with the ongoing conditions of a Certificate of Compliance (SE3-4366)

### V. REQUEST FOR DETERMINATION

- A. **Michael White.** Replace wood frame 5'6" X 10' landing and 12' long staircase to beach with like in kind materials in existing location at 577 Sea View Avenue, Osterville as shown on Assessor's Map 114 Parcel 050. **DA-25036 \$28.71**

### VI. NOTICES OF INTENT

- A. **Terrie R. Zeikel, Trustee.** Proposed construction of a bulkhead along existing boathouse, extend boathouse platform and timer boat dolly ramp at 129 Main Street, Osterville as shown on Assessor's Map 165 Parcel 078. **SE3-6318 \$28.71**
- B. **Emily Dawn Kunze, Trustee.** To repair or replace permitted bulkhead, replace wood landing and shed, and bank vegetation restoration at 200 North Bay Road, Osterville as shown on Assessor's Map 073 Parcel 011. **\$25.52**
- C. **Richard C., Jr & Lisa Szymaski.** To raze the existing single-family dwelling and construct a new single-family dwelling including upgrading the existing septic to a Title 5 system with no increase in flow at 15 Chadwick Avenue, Hyannis as shown on Assessor's Map 246 Parcel 069. **SE3-6319 \$35.09**

### VIII. CERTIFICATES OF COMPLIANCE

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

- |             |  |           |   |
|-------------|--|-----------|---|
| A. SE3-6266 | Joseph F. Dugas<br>O Sunset Lane, Barnstable | (COC, ez) | Construct concrete access stairs<br>to beach. |
|-------------|--|-----------|---|

<b>B. SE3-6260</b>	<b>Richard Morse</b> <b>65 Sunset Lane, Barnstable</b>	<b>(COC, ez)</b>	Construct concrete access stairs to beach.
<b>C. SE3-6087</b>	<b>Richard &amp; Judith O'Connor</b> <b>70 High Street, West Barnstable</b>	<b>(COC, ez*)</b>	Construct a pool (NOT DONE) and patio. Landscaping features & pruning understory of trees.
<b>D. SE3-6218</b>	<b>Thayer F. &amp; Alexander B. Swartwood,</b> <b>&amp; Helen Swartwood Carley</b> <b>241 Ocean View Avenue, Cotuit</b>	<b>(COC, ez)</b>	Beach access stairs & landing.

**Upcoming Meetings:**

<b>Month</b>	<b>6:30 P. M.</b>	<b>3:00 PM</b>
October	28	
November	4, 25	18
December	2, 16	9