



Town of Barnstable Conservation Commission

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AGENDA – CONSERVATION COMMISSION HEARING

DATE: July 25, 2023 @ 6:30 PM

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Remote Participation Instructions

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 via Channel 18 and may be accessed the Channel 18 website at <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.

Join Zoom Meeting

<https://townofbarnstable-us.zoom.us/j/85269667314>

Meeting ID: 852 6966 7314

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 Darcy.Karle@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Public comment is also welcome by emailing Darcy.Karle@town.barnstable.ma.us. Comments should be submitted at least 8hrs prior to the hearing.

The meeting was called to order at 6:30 p.m. by Chair F. P. (Tom) Lee. Also in attendance were: Vice Chair Louise R. Foster, Clerk George Gillmore, Commissioners Abodeely, Hearn, Sampou and Tangney.

Conservation Administrator, Darcy Karle was present along with Administrative Assistant, Kim Cavanaugh.

I. NOTICES OF INTENT

- A. Thomas G. & Nina K. Weld, Trustees – Thomas Weld Revocable Trust.** To demolish existing garage and construct a new garage with living space above at 269 Seapuit Road, Osterville as shown on Assessor's Map 095 Parcel 005-002. **SE3-6113**

The applicant was represented by John O'Dea, P.E. of Sullivan Engineering and Consulting.

Issues discussed:

- The project requires a waiver of the Chapter 704 regulations.
- There was discussion on if the project meets the waiver requirements.
- There was discussion on the increase in use and impact to the resource area.
- No mitigation is being offered.
- There was discussion on the removal of a portion of the stone driveway.

- A question was raised on what will be in the area of the driveway that is removed. There should be a definitive plan on what will be going into that area.
- There are some areas where mitigation could go in.
- The cut tree could be replaced at a different location.
- The proposed living space above the garage will be a bedroom but a bedroom is being removed from a location in the main dwelling.
- They are deed restricted on the amount of bedrooms.
- The project seems to be a significant change and mitigation should be offered.
- There was discussion on possible mitigation areas.
- They will work on a mitigation plan and come back to the Commission.
- A continuance was requested to August 22 2023.

There was no public comment.

A motion was made to approve the continuance request to August 22, 2023.

Seconded and voted by roll call.

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

Nay -

B. George Haseotes. Proposed landscape improvements including resource area enhancements, deck and patio reconstruction and reconfiguration, driveway improvements, and fencing at 309 Long Beach Road, Centerville as shown on Assessor’s Map 185 Parcel 035. **SE3-6112**

The applicant was represented by Brad Holmes of Environmental Consulting and Restoration and Sean Papich, Landscape Architect.

Brad was asked to submit the color marked up comparison plan for the file.

The comment included with the DEP letter dated July 17, 2023 regarding loose material such as shell should be considered for the driveway, was noted.

No NHESP letter has been received.

Issues discussed:

- The guidelines for land subject to coastal storm flowage were reviewed. They are building within the existing foot print of the deck. There is a retaining wall so there should be no adverse impact on abutters.
- The existing retaining wall dimensions should be added to the plan.
- There is a rinse station on the site but it is not on the plan.
- No air conditioners are on the new plan. There are two on the existing conditions plan.
- There is beach on the other side of the retaining wall.
- The new wall on the deck is within the existing dimensions of what is there now.
- There was discussion on the purpose of putting sand on the inside of the wall.
- They are putting sand on the inside of the wall to enhance the dune system. The enhancement inside the wall is separated from the dune system so it will not enhance the dune system.
- The purpose of the sand is to remove turf and re-vegetate as a dune.
- The dimensions of the height of the retaining wall as well as the dimensions of the proposed stone wall should be added to the plan.
- Sean Papich reviewed the planting plan.
- Dimensions should be added to the plan for the additional guest parking and the sand behind the retaining wall.
- There were several comments on this being a very good plan.

There was no public comment.

A continuance is needed for the NHESP comment letter.

A continuance was requested to August 1, 2023 for receipt of the NHESP letter.

A motion was made to approve the project subject to receipt of a revised plan showing the top of the stone wall and existing retaining wall elevation, to address the air conditioning units and the rinse stations, and add dimensions to the drawing for the proposed structures with a continuance to August 1, 2023 for NHESP letter.

Seconded and voted by roll call.

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

Nay -

C. Putnam Property, LLC. To construct a pool with all associated appurtenances and a patio area at 21 Scallop Path, Osterville as shown on Assessor’s Map 070 Parcel 010-001. **SE3-6114**

The applicant was represented by John O’Dea, P.E. of Sullivan Engineering and Consulting.

Issues discussed:

- A waiver is needed for the project.
- There are some trees along the top of the bank and blueberry bushes that appear to be periodically mowed. There could be some additional plantings added as mitigation for the patio.
- At the site visit the caretaker indicated they would like to maintain the view corridor.
- There should be some low growing mitigation added at the top of the bank for stabilization.
- The 50’ buffer is natural but some supplementation could be added to it.
- Commission would like some shrubs along the top of bank that are not mowed.

There was no public comment.

A motion was made to approve the project subject to receipt of a revised plan showing the mitigation area and subject to staff review and approval.

Seconded and voted by roll call.

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

Nay -

II. CONTINUANCES

A. Steven Klemenz – Hyannisport Club, Inc. To increase base elevation of existing six (6) tennis courts, install underground drain infiltration area under tennis courts, install four (4) new pickleball courts in the existing gravel parking lot, install new Title V septic system, and install new parking lot at 2 Irving Avenue, Hyannisport as shown on Assessor’s Map 266 Parcel 031. **SE3-6116 Continued from 7/18 for sole purpose issuance of DEP number.**

The DEP number has been issued.

A motion was made to close the public hearing and authorize staff to issue the order of conditions.

Seconded and voted by roll call.

Aye –Abodeely, Foster, Gillmore, Hearn, Lee, Sampou,

Nay -

Tangney not eligible to vote.

III. MINUTES

A. June 6, 2023 (tabled from 6/20/23)

A motion was made to accept the minutes as submitted.
Seconded and voted by roll call.
Aye –Abodeely, Foster, Hearn, Lee, Sampou,
Nay -
Abstain - Gillmore, Tangney

A motion was made to adjourn.
Seconded and voted by roll call.
Aye –Abodeely, Foster, Hearn, Lee, Sampou,
Nay -
The time was 7:35 p.m.