

Civic workflow: source excerpts

Barnstable Civic Record / 19 October 2026

Public records released by the Town of Barnstable.

Selected pages from PRR 2025-0263 and PRR 2025-0472.

The original production stamps remain visible on every source page.

Packet pages 2-5: platform-transition chain (BC-001)

Original PRR 2025-0263, PDF / printed pages 856-859.

Packet pages 6-10: enforcement and forthcoming-story chain (BC-002)

PRR 2025-0472, Package 7, PDF pages 1-5 / printed 497-501.

Packet pages 11-13: route into a municipal request (BC-003)

PRR 2025-0472, Package 4, PDF pages 1-3 / printed 246-248.

Packet pages 14-16: draft public response and replies (BC-004)

Original PRR 2025-0263, PDF / printed pages 352-354.

Packet page 17: committee application (BC-005)

PRR 2025-0472, Package 16, PDF page 39 / printed 1363.

The website distinguishes source statements, verified observations and limits.

Correspondence can contain disputed allegations and repeated quoted text.

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These pages reproduce visible source images, with no hidden text added.

Full source filenames and SHA-256 checksums are in the source manifest.

Fair, Marylou

From: Eric Schwaab - [REDACTED]
Sent: Monday, December 16, 2024 8:58 AM
To: kris.clark@town.barnstable.ma.us
Cc: Tamash, Craig
Subject: transition off social media

Good morning Kris,

This is an update on our rapid transition off social media. I have not made any posts on Nextdoor since Tuesday of last week and we've moved most readers to Barnstable Unofficial on FB. Nextdoor has already quieted down. If you get any more complaints, please let me know.

Here's today's story on Barnstable Unofficial:

I took a quick drive-up Pitcher's Way yesterday. You can see the neighborhood is undergoing rapid change. There's a lot of equipment and trucks parked on expanded driveways and several lots have been fenced and clear-cut. That area has been densely wooded for as long as I've lived in Hyannis. No more...

[REDACTED] Betty's older sister, mentioned in conversation yesterday that her hometown of [REDACTED] passed an ordinance protecting private trees.

It's worth a read...

For any Significant Tree removal, a tree removal permit is required and subject to the rules and regulations set forth in the City of Cambridge Tree Protection Ordinance (TPO), Title 8, Chapter 8.66, of the City's Municipal Code. You can apply for a permit online.

A permit is required for cutting a Significant Tree which is any tree on a Lot that has a diameter of 6 inches or greater at 4.5 feet above the ground.

An Exceptional Tree is any tree on a Lot that has a diameter of 30 inches or greater. Exceptional Trees are valued at 1.5 times their diameter to reflect the greater ecosystem services these large trees provide to the urban forest. Exceptional Trees often require additional documentation for their tree removal permits. Mitigation requirements associated with Large Projects are even more strenuous.

We spent a lot of time this year at Town Hall considering agenda items sponsored by special interests. We approved special tax arrangements for the GIZ and we doled out very generous tax breaks for developers. And we gave a lot of lip service to climate change. But we only talked about technological solutions. We've got windmills, charging stations, and the promises of a fancy new microgrid.

What about the trees? Don't they prevent climate change, too. Do you really think that cutting trees and building microgrids will save the planet?

The Town was awarded a grant through the Greening the Gateway Cities Grant Program to plant 2,400 trees in the community's Environmental Justice areas. All properties within the Planting Zone including

private property owners, are eligible to sign up for free trees. This program needs a little push. It should be required for anyone cutting "Significant" trees.

By increasing tree canopy the community will realize numerous benefits including beautification of neighborhoods, schools and public places, improved air quality, increased wildlife habitat, reduced noise, and increased shade which will maximize energy savings.

See: <https://greeninghyannis.com/>

Please ask your Town Councilor to give serious consideration to implementing protections for private trees before they are all gone.

To read the full ordinance for protecting private trees here:

<https://www.cambridgema.gov/Departments/publicworks/permitsanddocuments/Documents/T/treep r otectionordinanceamendment>

Cheers, Eric

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Monday, December 16, 2024 12:48 PM
To: Clark, Kris
Cc: Tamash, Craig
Subject: Re: transition off social media

It's a good time for a fresh start. Merry Christmas and Happy holidays!

Eric

On Mon, Dec 16, 2024, 12:40 Clark, Kris <Kris.Clark@town.barnstable.ma.us> wrote:

Thank you, Eric, for your keen observations and your investment in our community. Thanks, too, for the update on NextDoor. I appreciate your transition. Thanks for your news about the trees ordinance in Cambridge.

Sincerely, kris

From: Eric Schwaab [REDACTED]
Sent: Monday, December 16, 2024 8:58 AM
To: Clark, Kris <Kris.Clark@town.barnstable.ma.us>
Cc: Tamash, Craig <Craig.Tamash@town.barnstable.ma.us>
Subject: transition off social media

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Cheers, Eric

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Sunday, February 9, 2025 4:11 PM
To: NATALIE PITTENGER
Cc: Bob Schulte; Felicia Penn; Ludtke, Betty
Subject: Re: Fwd: Overnight parking - 147 Melbourne

You are 100% correct. Florence should be fired for his incompetent handling of routine complaints.

Florence is destroying our neighborhoods and his ability to understand and enforce zoning nonexistent.

New story tomorrow!

Eric

On Sun, Feb 9, 2025, 16:04 NATALIE PITTENGER [REDACTED] wrote:

Eric,

I have read this thread over several times....And I am still confused as to why he is not addressing some of the underlying problems. Number one his reference to 240-46 B(11) refers to Home Occupation. Maybe I am missing something here, but I cannot see how establishing a home occupation is the way to go. There is a painting service in Sandwich to which the renters in this 147 are employees with trucks. They are NOT permanent residents of that address and are therefore exempt from the Home Occupation regulations (as I see it).

B

(1.) The activity is conducted by a **permanent resident of a dwelling unit**, located within that dwelling unit, or within an accessory structure located on the same lot, subject to the limitations herein.

(5) The use is not objectionable or detrimental to the neighborhood and its residential character

(6)

Traffic generated shall not be more disruptive to the neighborhood than traffic normally resulting from a residential use, considering volume, hours, vehicle types and other traffic characteristics.

(7)

The use shall not involve the production of offensive noise, vibration, smoke, dust or other particulate matter, odors, electrical disturbance, heat, glare, humidity or other objectionable effects.

(8)

There is no storage or use of toxic or hazardous materials, or flammable or explosive materials, in excess of normal household quantities.

(9)

Any need for parking generated by such use shall be met on the same lot containing the customary home occupation, and **not within the front yard**.

(10)

(11)

***** end my copy of 240-46 B *****

Thanks,
Natalie

[illegible]

On 02/05/2025 1:51 PM EST Eric Schwaab [REDACTED] wrote:

Eric

----- Forwarded message -----

From: **Eric Schwaab** [REDACTED]
Date: Wed, Feb 5, 2025, 13:44
Subject: Re: Overnight parking - 147 Melbourne
To: Florence, Brian <Brian.Florence@town.barnstable.ma.us>
Cc: Anderson, Robin <Robin.Anderson@town.barnstable.ma.us>, Clyburn, Andy <andy.clyburn@town.barnstable.ma.us>, Nober, Karen <Karen.Nober@town.barnstable.ma.us>

It was nice speaking with you today, Director Florence.

To reiterate, I do not believe that removing a magnet sign from Mr. Gurski's work truck addresses the issues you raised. The home occupation code covers more than signage. It includes noise, traffic, storage, and neighbor character.

I didn't see in any of your communications that you have asked Mr. Gurski owner of Daniel's Painting to sign a home occupation agreement or a rental registration. I think it's important that the required paperwork be completed. And, you should be able to inspect the tent when the rental registration is signed.

Thank you,
Eric Schwaab

On Wed, Feb 5, 2025, 10:26 Florence, Brian <Brian.Florence@town.barnstable.ma.us> wrote:

I was there this morning to obtain evidence again and took photos of that van.

They didn't swap vehicles. What actually happened is that they removed the magnetic signage from the van because of my warning.

Recall from our discussion, I am requiring that Mr. Gurski comply with the Home Occupation provisions of the ordinance (which do not apply here) in order to get the tenants to limit vehicles to the number of vehicles allowed as if it were a Home Occupation. So, I am ok with them removing the signage as long as they comply with the intent of the ordinance which reads: *It is the intent of this section to allow the residents of the Town of Barnstable to operate a home occupation within a dwelling, subject to the provisions of this*

section, provided that the activity shall not be discernible from outside the dwelling except as provided herein.

A privately registered, unlettered minivan is typical of vehicles found on a residential property with a home occupation and is generally discernable from outside of the dwelling. Multiple commercially registered, lettered vehicles is not.

If Mr. Gurski continues to comply, I will close out the complaint, but before I do I will monitor the site for the rest of the week. Please let me know if you see more than one lettered vehicle on site in real time if possible and if not feel free to grab a photo and I will continue the enforcement process.

Regards,

Brian Florence, Building Commissioner

Town of Barnstable

200 Main Street

Hyannis, MA 02601

(508) 862-4038

Brian.florence@town.barnstable.ma.us

From: Eric Schwaab [REDACTED]
Sent: Wednesday, February 5, 2025 7:32 AM
To: Florence, Brian <Brian.Florence@town.barnstable.ma.us>
Subject: Re: Overnight parking - 147 Melbourne

Daniel swapped trucks. Can you see the difference?

On Tue, Feb 4, 2025, 12:51 Eric Schwaab [REDACTED] wrote:

If you sent a written warning, I'll be patient.

May I see a copy of your warning?

Thank you, Eric

On Tue, Feb 4, 2025, 12:34 Florence, Brian
<Brian.Florence@town.barnstable.ma.us> wrote:

Mr. Schwaab,

My written warning only went out to him yesterday afternoon. My recommended course of action is to give it a day or so to see if he complies.

As far as making an appeal to the ZBA ... Are you suggesting that you appeal my decision to begin an enforcement action? That doesn't make any sense...I am actually doing what you requested in this instance. Appealing me now would only cause to overturn the enforcement action that you requested... if anything it is Gurski that would want to overturn my decision and appeal me, not you. If he did appeal me, that is when I would defend the ordinance's language. But I am not your attorney or advisor so don't let me stand in your way, you are free to do whatever you feel is in your best interest.

Happy to discuss.

Regards,

Brian Florence, Building Commissioner

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Saturday, June 28, 2025 5:28 AM
To: Bloom, Charles; Chris
Subject: Re: Note from Chris

Its a really interesting idea!

The open question is how do we get the request from us to them.

Can you place the request on the agenda and ask the council to authorize it. Or, do we petition the council to get on your agenda?

Or, can we bypass the Council and go directly to Frank Fredrickson at the Assembly of delegates. Can we petition Frank?

The benefit to us is that this is better than a outright moritorium as it includes a pathway to correcting the problem. It's self-healing.

This would allow Bob's recommendations to be heard and considered within the scope of a rewrite and it would stop Stu dead in his tracks because we could simply remove Pleasant Hill from the GIZ or change the zoning back to 2 stories. And, we can force a redesign on 307 Main and reestablish the commercial space along Main. Finally, we might be able to save the old bank and the Christ church.

I think this is seriously worth pursuing. Ask around on your preferred path and I'll start working on language for the request!

Eric

On Fri, Jun 27, 2025, 22:53 Bloom, Charles <Charles.Bloom@town.barnstable.ma.us> wrote:
Chris is always eminently insightful. I don't know how you guys manage to come up with all these things. My brain is dead. This is definitely worth looking into. I'll talk to Kathy Ledec to see what she thinks.....Charlie

Charlie Bloom
Town Councilor
Precinct 9 Hyannis
Town of Barnstable

Sent from my iPhone

This device is the property of the Town of Barnstable. All emails and texts are subject to discovery via the Freedom of Information Act.

> On Jun 27, 2025, at 5:22 PM, Eric Schwaab <[REDACTED]> wrote:

>

>

> Do you think this strategy will work?

>

> Good Morning,

>

> I recorded and have now watched last night's Council Meeting and in particular the Workshop on Zoning in The Hyannis Downtown GIZ District. Anyone watching this cannot help but hear and see the genuine frustration all of you, as well as Jim Kupfer, have surrounding the overwhelming confusion that exists in the zoning within this District. It appears to be the perfect example of our prior Planning Departments and Town Councils incrementally creating more and more changes, with each one requiring an additional Overlay District. As President Tamash asked, "can't we start over". If you look at our Town Wide Zoning Map you will see what now seems like the beginning of incremental changes to our Zoning. I'm sure each and every amendment was certainly made with good reason and good intentions, but cumulatively it has gotten a bit out of control. From September 1, 1998 until February 2, 2023 there have been 37 amendments made to our Zoning Map, and with I don't know how many new Overlay Districts being created, mostly in Hyannis. The Map actually looks like a bowl of spaghetti. As we have all heard said, "the solution to bad regulations is the creation of more regulations" and in the end we make things worse, not better. It certainly would seem that after listening to all of your comments last night, and maybe I'm reading between the lines here, but there are significant problems needing to be corrected and that it will take a lot of work, and more importantly a lot of time that we don't have. The Planning Department has a lot already on their plate, with more being added all the time and they really can't be expected to do it all, and as quickly as it's needed to be done. When dealing with zoning, time is our biggest enemy, because developers know they have to act fast to protect their investments and more importantly to make money.

>

> As I think everyone knows, I am not at all a fan of the Cape Cod Commission, so it pains me to even suggest utilizing their resources, but in this instance I honestly believe they hold the key to all of our zoning problems within the Downtown GIZ Area of Hyannis. I would also suggest that the Commission, in creating the GIZ is partly culpable for our current situation and problems. It is my understanding the Cape Cod Commission Act gives the Commission the very unique power to completely and entirely wipe out all existing zoning regulations as well as all grandfathering within areas they identify and accept as Districts of Critical Planning Concern (DCPC), thus creating the "clean slate" we so desperately need. The Town Council does have the authority to submit any geographical area, in this case the GIZ to the Commission for identification and creation as a DCPC area. It is also an area of critical regional impact, although that is not an actual Commission designation. Once the Commission adopts it they will then become critically involved in the planning and re-creation of whatever new zoning they and our Planning Department decide is necessary and appropriate for this area. This will bring the pause we so desperately need and it will provide a great opportunity for our Planning Department to get the assistance they need to to complete this huge task. My understanding is that only proposed buildings and developments which have 100 percent of their permits in place at the time a DCPC is created will be able to proceed. I am not certain if those permits include the possession of an occupancy permit, or not, but certainly the Town and or the Commission could take the position that an occupancy permit must have been issued prior to the DCPC. This became an issue when the Christmas Tree Shop Plaza was built on Rte. 132. The Commission required them to provide off-site improvements as mitigation and the Plaza was probably 95 percent complete, but had not yet gotten their occupancy

permit, which was then withheld until the mitigation was completed. The Town also utilized the DCPC process to rezone the old part of Centerville, Craigville Village, Craigville Beach, Long Beach and parts of South Main Street in Centerville. It seems to have worked out.

>

> I am making this suggestion because it's fairly apparent this Town truly and genuinely needs a do-over and the Commission is the only way to get it.

From: Looney75 [REDACTED]
Subject: Re: CC Times letter to editor
Date: December 17, 2023 at 3:13PM

To: NATALIEPITTENGER [REDACTED]
Cc: Felicia Penn [REDACTED], craig tamash [REDACTED], Dr. Kristin Terkelsen [REDACTED]
Charles Bloom [REDACTED]

To finish my thoughts:

Further, the idea that suspending the rules for a leadership vote is not new. A few years ago, a Councilor had the Council suspend the rules due an upcoming vacation so that she would not miss that vote. There was no such outcry.

Finally, an important reason to move to new leadership was current leadership's decision, over new Councilors' requests, to vote through non-time sensitive matters that have long-term implications. That was discourteous in my view. Preventing more of that was an important consideration for me.

I am sharing these thoughts with you, Natalie, as I have with other constituents and will plan to set out my reasons this week.

Also, please note I do all town business via [REDACTED]

Kindest regards,
John

On Dec 17, 2023, at 2:56 PM, Looney75 [REDACTED] wrote:

Natalie,

That letter from [REDACTED] is new to the paper, but she has been circulating this nonsense now for a week.

This is a last ditch effort to sway votes on TC leadership by any means possible. I called for the rules suspension for two reasons:

1) All councilors were present, where it was indicated this may not be the case this coming Thursday. Since this is going to be a close vote, all should be present so their votes will count.

2) I believed two further weeks of behind the scenes maneuvering for votes would actually lead to further divisions within the Council. Besides, this would occur outside of the public's view. Where's the transparency in that?

The council leadership is voted in by councilors, not the public.

On Dec 17, 2023, at 2:04 PM, NATALIE PITTENGER [REDACTED] wrote:

So there was a disparaging letter today in the Cape Times letters to the Editor. The writer refers to the "public" at least 5 times in the letter. I really felt that the letter was outrageous and I planned to post my personal response out on the Nextdoor App. But before I do, I thought I would give you folks the opportunity to add or subtract anything you might deem more appropriate or relevant or just add. The post, as currently written (albeit hastily) is below, so please feel free to let me know what doesn't work. I'm hoping to post it tonight if I can.....

Thanks,
Natalie Pittenger

"

There was a letter to editor in CCT today disparaging the newly elected Barnstable Town Councilors after just ONE meeting !! The writer apparently felt that the "public" should be allowed to comment on who the next president should be!! The writer also felt that the new councilors were not allowing the public to have their voices heard. Maybe the writer missed November 7th the day that these wonderful new councilors were elected by the public. I think the public spoke loud and clear!! And many of these new councilors faced contested races where their opposition was a legacy councilor!!... There is NO hypocrisy here. My take is that the new councilors will always be open to resident opinions and questions. The "public opportunity" happened on Voting Day!!! Shame on the judgmental writer for such nit-picking criticism so harshly presented. "

From: Looney75 [REDACTED]
Subject: Re: CC Times letter to editor
Date: December 17, 2023 at 2:56PM
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Cc: Felicia Penn [REDACTED], Charles Bloom [REDACTED]

Dr. Kristin Terkelsen [REDACTED]

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Town of Barnstable
Application Form
Board/Commission/Committee Application Form

Name: Eric Schwaab Address _____, Hyannis, MA 02601 E-mail: _____
Telephone:(Cell) _____

Educational Background: MBA/UMass Boston, Reed College, BA

Work Experience: Director UX Design

Are you a resident and registered to vote in the town of Barnstable? Yes ☒ No ☐ Have you applied in the past? Yes ☒ No ☐ If yes, please when & which committee: Hyannis Historic Appeals (Application Pending)

REQUIREMENT: TO SERVE, YOU MUST BE A RESIDENT AND REGISTERED TO VOTE IN THE TOWN OF BARNSTABLE.

Please check (not more than five) of interest:

- | | | |
|---|--|--|
| ☐ Airport Commission | ☐ Elderly & Disabled Taxation
Aid Committee | ☐ Licensing Authority ☐
Old Kings Hwy Historic
District Commission |
| ☐ Appeals, Hyannis Main Street
Waterfront Committee | ☐ Golf Committee | ☐ Planning Board |
| ☐ Board of Assessors | ☐ Historical Commission | ☐ Recreation Commission |
| ☐ Board of Health | ☐ Housing Committee | ☐ Sandy Neck Board |
| ☒ Community Preservation
Committee | ☐ Human Services Committee | ☐ Scholarship Committee |
| ☐ Comprehensive Financial
Advisory Committee | ☐ Hyannis Main Street
Waterfront Historic District
Commission | ☐ Shellfish Advisory Board |
| ☐ Conservation Commission | ☐ Infrastructure & Energy
Committee | ☐ Trust Fund Advisory Board |
| ☐ Council on Aging | ☐ Jane Eshbaugh Community
Service Award Committee ☐ | ☐ Waterways Committee |
| ☐ Cultural Council (Mid-Cape) | ☐ JFK Memorial Trust Fund ☐ | ☐ Youth Commission (high
school students) |
| ☐ Disability Commission | ☐ Open Space Committee | ☐ Zoning Board of Appeals |

Eric Schwaab (signed electronically)
Signature

5/15/2024
Date