

Public messaging and municipal routes

Barnstable Civic Record / source excerpts / 19 October 2026

Public records released by the Town of Barnstable, PRR 2025-0472.

Packet pages 2-4 / BC-006: Request for a public statement and replies

Package 17 / PDF pages 3-5 / printed pages 1404-1406

Packet pages 5-7 / BC-007: Facebook link, sharing request and replies

Package 6 / PDF pages 18-20 / printed pages 423-425

Packet pages 8-9 / BC-008: Request for Council circulation

Package 4 / PDF pages 31-32 / printed pages 276-277

Packet pages 10-16 / BC-009: Letter-writing and meeting campaign

Package 5 / PDF pages 20-26 / printed pages 348-354

Dates in forwarded-message headers differ from the underlying messages.

Repeated quoted messages are not separate acts.

A request, a reply and an eventual government decision are separate evidence.

Legal and environmental allegations remain attributed to their speakers.

Source images preserve the production as supplied, including clipped text.

Original filenames, file hashes and page mappings are in the companion manifest.

From:
Sent: Friday, August 29, 2025 5:08 PM
To: FOIA Mailbox
Subject: Fwd: Do you want to explain your vote?

Kris Clark <[REDACTED]>

----- Forwarded Message -----

Subject: Re: Do you want to explain your vote?
Date: Fri, 5 Jul 2024 07:43:37 -0400
From: Eric Schwaab
To: Kris Clark

[REDACTED]

Craigville and Covell's beaches were packed yesterday. No one was thinking about wind farm cables.

I'll try to soften this statement a little.

I do think you have to take on the issue of the substations and promised protections to our groundwater more directly. Not today. But, someday soon.

Remember, while your deliberations may be confidential, your understanding of how we move forward is something else entirely and should be known.

I think you were very poorly advised, but we have to make the best of it.

Be well,

Eric

On Thu, Jul 4, 2024, 21:49 Kris Clark <[REDACTED]> wrote:

Thank you, Eric, for reaching out.

I have been busy with family and friends, & [REDACTED]

With guidance from Attorney Nober:

"I considered the opportunity to secure additional benefits and protections for the Town, and I carefully considered the legal advice that was provided to the Council, and I made a decision that I thought was in the best interests of the Town. I can't

say anything more about the deliberations/discussions we had in executive session because of the confidentiality rules that apply to attorney-client communications."

To my knowledge, I have not replied to one constituent but will. Otherwise, I believe that I have answered others.

Here's hoping that you had a nice Independence Day, kris

On 7/4/2024 6:46 AM, Eric Schwaab wrote:

Good morning Kris,

There's quite a bit of chatter online about you not returning emails.

Do you want to post a message online?

I think it might help if you explained your vote on the Craigville Beach easements. The way that executive session vote was presented to the public was totally inadequate and your brief comments afterwards were difficult to understand.

I don't think you can brush this one under the table.

Can I help? Can you send me a statement?

Eric

From:

Kris Clark <[REDACTED]>

Sent: Friday, August 29, 2025 6:02 PM

To: FOIA Mailbox

Subject: Fwd: Do you want to explain your vote?

----- Forwarded Message -----

Subject: Do you want to explain your vote?

Date: Thu, 4 Jul 2024 06:46:02 -0400

From: Eric Schwaab

To: Kris Clark

Good morning Kris,

There's quite a bit of chatter online about you not returning emails.

Do you want to post a message online?

I think it might help if you explained your vote on the Craigville Beach easements. The way that executive session vote was presented to the public was totally inadequate and your brief comments afterwards were difficult to understand.

I don't think you can brush this one under the table.

Can I help? Can you send me a statement?

Eric

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Monday, May 19, 2025 10:07 AM
To: Bloom, Charles
Subject: Re: please share with Seth

Thanks. He's trying to get his voice out there. I thought I'd help.

Eric

On Mon, May 19, 2025, 10:05 Bloom, Charles <Charles.Bloom@town.barnstable.ma.us> wrote:
This is a good, kind, and objective look at his rebuttal.....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 May 18, 2025, at 6:53 PM, Eric Schwaab [REDACTED] wrote:

Please share this post with Seth.

<https://www.facebook.com/share/p/1AKW5dLUCa/>

I published Seth's dissenting opinion with comments. You are nothing welcome to chime in. I figured someone besides me should read it.

Eric

Fair, Marylou

From: Bloom, Charles <Charles.Bloom@town.barnstable.ma.us>
Sent: Monday, May 19, 2025 10:05 AM
To: Eric Schwaab
Subject: Re: please share with Seth

This is a good, kind, and objective look at his rebuttal.....Charlie

Charlie Bloom
Town Councilor
Precinct 9 Hyannis
Town of Barnstable

Sent from my iPhone

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Please share this post with Seth.

<https://www.facebook.com/share/p/1AKW5dLUCa/>

I published Seth's dissenting opinion with comments. You are nothing welcome to chime in. I figured someone besides me should read it.

Eric

Fair, Marylou

From: Eric Schwaab <[REDACTED]>
Sent: Sunday, May 18, 2025 6:53 PM
To: Ken Alsman; Bloom, Charles
Subject: please share with Seth

Please share this post with Seth.

<https://www.facebook.com/share/p/1AKW5dLUCa/>

I published Seth's dissenting opinion with comments. You are nothing welcome to chime in. I figured someone besides me should read it.

Eric

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Saturday, June 7, 2025 8:35 PM
To: Tamash, Craig
Cc: Lovell, Cynthia; Clark, Kris; Town Council Mailbox; [REDACTED]
Subject: Re: Conservation Commission errors on 32 Pleasant Hill Lane

Thank you. You might also wish to review your legal for review.

Regards, Eric

On Sat, Jun 7, 2025, 19:56 Tamash, Craig <Craig.Tamash@town.barnstable.ma.us> wrote:
Eric: Per your request I have forwarded this to Cynthia Lovell for distribution to all Town Councilors as for me to forward it would be a violation of the OML.
Thanks!
Cynthia: could you please forward to the full council?
Thanks!
Craig Tamash
President
Town Councilor
Precinct 4

On Jun 7, 2025, at 12:45, Eric Schwaab <[REDACTED]> wrote:

Dear President Tamash,

Kindly share this email with your fellow councilors.

These are the regulatory violations which the Conservation Commission "may have made" handling the hearing on 32 Pleasant Hill Ln. The town is an abutter to this property. You should consider asking the town attorney to review this matter as the value of the conservation land the town owns will be impaired should the proposed development move forward.

Respectfully,
Eric Schwaab

Table of "Alleged" Regulatory Violations: SE3-6270 – 32 Pleasant Hill Lane, Hyannis, MA

Issue	Regulation / Bylaw Cited	Violation Summary
Misclassification of Perennial Stream	310 CMR 10.58 (2)(a) and (4)	Failure to recognize stream as perennial despite USF mapping, field indicators, and lack of 12-month rebuttal monitoring. Riverfront Area protections not applied.
Development within Riverfront Area	310 CMR 10.58 (4)(c-d)	No alternatives analysis or mitigation plan submitted as required for work in Riverfront Area.
Encroachment on BVW Buffer Zone	310 CMR 10.55 (4)(a); Barnstable Wetlands Bylaw §237-13	Development occurs within a few feet of 50-foot no-disturb zone on steep slopes. No meaningful alternatives analysis provided.
Inadequate Mitigation Plan	310 CMR 10.55 (4)(a); 310 CMR 10.57 (2)	Plan lacks performance standards, planting details, monitoring/enforcement mechanisms.
Failure to Identify Vernal Pools	310 CMR 10.57; 310 CMR 10.55 (4)(b)	No vernal pool surveys conducted despite the presence of obligate species and physical indicators.
Failure to Prevent Stormwater Impacts	310 CMR 10.05 (6); 310 CMR 10.01 (2)(a-e)	Inadequate stormwater plan for impervious surface; No peer review, site-specific infiltration analysis, or LID alternatives.
Risk of PFAS Concentration Due to Flow Reduction	310 CMR 10.01 (2)(b) & (e); 310 CMR 10.55 (4)(a); 10.58 (4)(d)	Project may reduce stream flow and dilute PFAS, violating water quality and pollution prevention provisions.
Lack of On-Site Inspection	310 CMR 10.05 (4); Barnstable Wetlands Bylaw §237-8	Conservation Commission did not conduct a site visit or verify field conditions; relied on unverified third-party assertions. No wildlife corridor or species survey.
Lack of Independent Peer Review	Barnstable Wetlands Bylaw §237-8	No peer review conducted despite complex hydrology, slope, and habitat issues.
Public Process Violations	M.G.L. c. 30A; Barnstable Wetlands Bylaw §237-10	Abutters denied access to key documents prior to hearing, undermining public participation and transparency.

Fair, Marylou

From: Eric Schwaab [REDACTED]
Sent: Monday, June 2, 2025 9:29 PM
To: Bloom, Charles
Subject: Fwd: Good morning...

fyi..

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

From: Sharon Barrows <sbarrows@exitcaperealty.com>
Date: Mon, Jun 2, 2025, 21:11
Subject: Re: Good morning...
To: Eric Schwaab [REDACTED] >

Dear Barnstable Conservation Commissioners,

As a homeowner and taxpayer in the town of Barnstable, I write to you to protest approval of the proposed building project for the 3.34-acre parcel at 32 Pleasant Hill Lane, Hyannis. And, to request that the Conservation Commission meet in person to discuss the development of this pristine ecosystem in the center of Hyannis with the community it serves.

Growing up in these woods, catching fireflies and admiring Lady Slippers was an enchanting childhood. We were the last generation of children that roamed Hyannis freely. We knew all the trails and where the grape vines and berry bushes were. We spent summer days crabbing in the saltmarsh and digging clams. I remember crossing the bouncy planks that made up a bridge over this running creek often. I was always afraid I would fall in the water with the snakes, frogs, salamanders, turtles and the other creepy crawlers in there that we would often see. One winter it was frozen, water still running underneath but solid on top. We slid on the ice back into the woods through the snow-covered forest, till it magically opened up to an enchanted little frozen marshland that I'd never been able to see before.

I studied Coastal Ecology and Environmental Science and truly understood how special growing up around the wetlands of Hyannis was. Since moving home, now I see how much of these wetlands are built around so closely they deny public access, destroy the habitat and are no longer pristine enough to harvest clams and crabs.

As a realtor, I know very well that there's a housing shortage here. But there are many other places that are much less sensitive, where the community would welcome apartments. Since the parcel next to this one, at 130 Hampton Circle is protected, it seems most logical that Barnstable permanently acquire this lot for public conservation and recreation space as a park and or wildlife refuge.

I watched the conservation commissions meeting where the commission approved this project, and I have some questions:

Won't the loss of riparian zone cause erosion on the opposite bank and downstream? And introduce unfiltered runoff water to the delicate ecosystem that feeds Aunt Betty's Pond and the Stewarts Creek salt marsh all the way to Sea Street Beach?

Why is there no Environmental Impact Report or Vernal Pool Survey in this area?

Has the commission viewed the MASS GIS map for the proposed project and this watershed that goes from Crooked Pond to Sea Street Beach and done a walkthrough of this site?

Why was no sewer plan required? Nor was the approval contingent upon an approved sewer construction and hookup plan?

Why was no detailed stormwater plan required?

Why was no construction erosion control plan required for building on a hill over a wetland? How many trees will be clear-cut? And do the trees currently prevent the erosion of the hill from its higher elevation into the creek?

Why was no wildlife or plant survey and inventory required from The Natural Heritage & Endangered Species Program?

Why didn't the conservation commission consider and respond to the statements of lifelong residents on this creek as credible and at the very least worthy of further research before granting the builders request?

We need you, our conservation commission to lead us in enhancing our community by conserving our rare pristine natural spaces.

Considering all of the above, I request that you reopen the matter of development of 32 Pleasant Hill Lane for a public meeting and require further research. Once this ecosystem is destroyed it can never be replaced.

Thanking you for your service and consideration,

Sharon Barrows

Sharon Barrows
Realtor®
Exit Cape Realty
Cotuit, MA
774-487-1220
Sbarrows@exitcaperealty.com

Sharon Barrows
Real Estate Agent
Exit Cape Realty
Cotuit, MA
424-877-1718
Sbarrows@exitcaperealty.com

Download My Mobile Business Card text "shar" to 85377

On Mon, Jun 2, 2025 at 8:53 AM Eric Schwaab <[REDACTED]> wrote:
We're making excellent progress with the effort to save the marshland on Pleasant Hill from development. We had over 30 letters sent to the Conservation Commission last week.

The folks from Save Twin Brooks got involved over the weekend. They offered to help us invite participants to two important meetings this week.

The Conservation Commission meets at 6:30 PM on Tuesday. This is a zoom meeting.

<https://townofbarnstable-us.zoom.us/j/81091062908>

And, there will be a Town Council meeting on Thursday. More on this latter.

If you have not done so already, email edwin.hoopes@town.barnstable.ma.us to oppose the development. Ask him to forward your email to the full Conservation Commission and copy your Town Councilor.

Please forward this email to you friends...we need a lot of emails!

Thank you, Eric

On Thu, May 29, 2025, 09:08 Eric Schwaab <[REDACTED]> wrote:
Good morning everyone! We got the first few letters out the door yesterday.

Tip of the hat to Holly Rodgers and Heather Swenson for sending the first letters. I think we sent a total of 5 letters yesterday.

Be sure to post your letters so others can read them!

Bettina Abe made some fabulous comments on Barnstable Unofficial, if you need inspiration read those.

More later...

Eric

Heather's letter follows..

Mr Hoopes.

I ask that this email be forwarded to the Conservation Commission.

As a citizen/taxpayer of Barnstable, and on behalf of Lisa and Jeff Daluz, I am in support of their request that you reopen the hearing on 32 Pleasant Hill Lane.

A new meeting, IN-PERSON, needs to be scheduled so that those residents in attendance can adequately be given the opportunity to voice their concern on the proposed project for this site.

I do not believe that a meeting is being properly heard, nor allows for thorough discussion, via zoom.

After reviewing the zoom meeting pertaining to this project, I do not feel that the Conservation Commission thoroughly addressed environmental and conservation issues relating to this property. Down Cape Engineering's presentation was incomplete. The documentation provided is lacking key studies and information pertinent to this parcel.

This Conservation Commission approval needs to be rescinded and the hearing reheard.

The Commission cannot ignore the fact that there is water on this property. Mosquito Control, Mr Ojala gave incomplete information.

If you do a site visit to this property it is obvious there is water/wetland/marshland. Did each Commission member walk this property prior to the meeting?

There are missing key reports relating to this parcel. And there are year-round residents from that area that will attest there is year-round water at the creek.

Am I correct that even intermittent water does not negate the fact that an area is designated as wetland?

We have had projects on our property in which intermittent wet areas on/along our property are classified as wetlands and have required setbacks.

I do not see where a habitat study was presented. Was a MESA study done?

There are no road, water or sewer plans. How can a project be given an approval without the full scope of the project being submitted? This would never be allowed by an individual homeowner. Why is a developer being given such loose scrutiny and approval by the Commission?

Thanking you in advance for your consideration.

God Bless America!
Heather Swenson

On Wed, May 28, 2025, 06:42 Eric Schwaab <[REDACTED]> wrote:

Below is my email to the Conservation Commission Administrator requesting an in-person hearing on the proposed development on 32 Pleasant Hill Ln.

We all need to write Edwin Hoopes to request a new hearing.

Your letter needs to be sent to edwin.hoopes@town.barnstable.ma.us and you need to ask that he forward it to the Conservation Commission for consideration. You should probably copy your Town Councilor.

We're going to need a lot of letters!

Delores DaLuz offered to help with the letter writing campaign. She plans to ask her pastor for permission to approach her congregation with a request to join our effort. You should all consider asking your friends and neighbors to join us.

I can help craft letters for you or you can use my letter as a starting point. Just let me know what help you need. There are several very skilled letter writers on this email chain. Don't be bashful. Ask for help if you need it! And, share your letters so others can read them!

More later..

Eric Schwaab

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

From: **Eric Schwaab** <[REDACTED]>

Date: Wed, May 28, 2025 at 6:28 AM

Subject: Request to reopen hearing for 32 Pleasant Hill Ln.

To: <edwin.hoopes@town.barnstable.ma.us>, [REDACTED]

Cc: Tamash, Craig <Craig.Tamash@town.barnstable.ma.us>, Bloom, Charles <charles.bloom@town.barnstable.ma.us>, <gabrielle.sakolsky-hoopes@mass.gov>, Kupfer, James <James.Kupfer@town.barnstable.ma.us>, <lhamlyn@capecodwetlands.com>

Dear Edward Hoopes.

Thank you for your time yesterday. Kindly forward this request to the Conservation Commission for consideration.

I am writing on behalf of abutters Lisa and Jeff Daluz. They request that you reopen the hearing on 32 Pleasant Street and schedule an **in-person meeting** for interested parties to express their concern about plans for the area. They do not feel that the Conservation Commission adequately addressed their concerns, the documentation presented by Down Cape is incomplete, and too many issues remain unattended. We ask that you reconsider your approval.

We reviewed the documentation available at the link below and found it deficient.

<https://laserweb.town.barnstable.ma.us/WebLink/Browse.aspx?id=1012902&dbid=0&repo=TownOfBarnstable>

We don't see...

Documents pertaining to the "intermittent" status of the water flowing through the marsh on Pleasant Hill. Down Cape referenced letters from both John W. Doane (2003) and Sakolsky-Hoopes (2024) which are not in your files. Testimony was offered by abutter Jeff DaLuz which contradicts hearsay provided by Mosquito Control and Mr. Ojala.

I met with Gabrielle Sakolsky-Hoopes and contrary to statements made by Mr. Ojala, her department does not record river flow. And, they do not report on "dryness." They only report if a culvert is maintained and whether or not they sprayed the culvert. I asked them for copies of any reports they may have on file which supports the idea of intermittent dryness at the Mitchells Way culvert. I was asked to submit a records request which I have now done.

Mrs. Gabrielle Sakolsky-Hoope should be asked to present her data before the Conservation Commission to clarify her recordkeeping capabilities.

We don't see a report by Lynne Hamlyn from CapeCodWetlands.com Down Cape submitted a diagram of the area prepared by her organization, but there are no notes regarding her methodology or process. Mr. Ojala indicated little change over a previous mapping, but we don't have a copy of Ms. Hamlyn's report detailing these changes which appear significant to the untrained eye.

We don't see any detail on the slope of the area. Jeff Daluz suggested someone comment on the change in elevation and flow from behind the Innovation School (Crooked Pond) to Stewart's Creek. I believe USGS has these maps. Mr. Daluz indicated the water flows year-round on his property. I saw a USGS map which supports this assertion. And several longtime residents have come forward to offer first-hand knowledge of the year round flow from this creek.

We don't see a detailed discussion of slope changes on the site itself. The slope change appears to be greater than 18 degrees (again to the untrained eye). I believe that the Conservation Commission should have discussed this possibility and considered whether or not additional mitigation was appropriate. I believe that the plans as presented indicate the buildings are too close to the buffer. I heard no assurance that a 50 foot buffer will be adequate.

We don't see a habitat study. This area is known to have lady slippers. We recommend a survey given the intensity of the proposed development.

And, we don't see any road, water or sewer plans. I understand none of these have been prepared and we are concerned that they may impact the development.

Finally, we suppose that 32 Pleasant Hill Lane is part of the Stuart Creek watershed which once supported a herring run. There has been no evidence of herring since the 1970's, but I have records and Mr. Jeff Daluz confirmed that there are eels on this river. I believe that the stormwater management proposed by Down Cape will destroy the last of the eels and disrupt the Stuarts Creek watershed which is hanging in a fragile balance.

In light of the above, we request that you reopen the matter of 32 Pleasant Hill Lane and reconsider your findings,

Thanking you in advance for your consideration.

Eric Schwaab on behalf of Lisa and Jeff Daluz

[REDACTED]
[REDACTED]