



Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs

Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

Maura T. Healey
Governor

Kim Driscoll
Lieutenant Governor

Rebecca Tepper
Secretary

Bonnie Heiple
Commissioner

January 22, 2026

In the Matter of
Tobias Welo, Beneficiary of the
25 Cove Lane Realty Trust, II

OADR Docket No. WET-2022-024
DEP File No. SE 003-5976
Barnstable, MA

FINAL DECISION

I adopt the Recommended Final Decision as my final decision in this matter. The parties to this proceeding are notified of their right to file a motion for reconsideration of this decision, pursuant to 310 CMR 1.01(14)(d). Any such motion must be filed with the Case Administrator and served on all parties within seven business days of the postmark date of this decision. A person who has the right to seek judicial review may appeal this decision to the Superior Court pursuant to M.G.L. c. 30A, §14(1). Any such appeal must be filed with the Court within thirty days of receipt of this decision.

Bonnie Heiple
Commissioner

SERVICE LIST

Petitioners: Tobias Welo, Beneficiary of 25 Cove Realty Trust II

25 Cove Lane Realty Trust, II by its Trustees, Robert F. Morrissey and Michael G. Lynch

Tim's Cove Nominee Trust, by its Trustee William J. Crane, and Valerie Winchester, Beneficiary

Legal Representative: Julie Pruitt Barry, Esq.
Joseph P. Messina, Esq. Prince Lobel Tye, LLP
One International Place, Suite 3700
Boston, MA 02110
email: jbarry@princelobel.com
email: jmessina@princelobel.com

MassDEP: Maissoun Reda, Wetland Section Chief
Whitney McClees, Environmental Analyst
MassDEP/Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347
email: Maissoun.Redata@mass.gov
email: Whitney.mcclees@mass.gov

Legal Representative: Brett Hubbard, Counsel
MassDEP/Office of General Counsel
100 Cambridge Street, 9th Floor
Boston, MA 02114
email: Brett.Hubbard@mass.gov
Shaun Walsh, Chief Regional Counsel – SERO
email: shaun.walsh@mass.gov

cc: Jakarta Childers, Program Coordinator
email: Jakarta.Childers@mass.gov

Conservation Commission: Barnstable Conservation Commission
Darcy Karle, Conservation Administrator
200 Main Street
Barnstable, MA 02601
email: Darcy.Karle@town.barnstable.ma.us

Legal Representative: Kathleen E. Connolly, Assistant Town Attorney
Town of Barnstable
367 Main Street
Hyannis, MA 02601
email: Kathleen.Connolly@town.barnstable.ma.us
cc: Marylou Fair
email: Marylou.Fair@town.barnstable.ma.us