



Town of Barnstable
Barnstable Historical Commission
367 Main Street, 3rd Floor, Hyannis, MA 02601
P 508.862.4787 [Web link](#)

Commission Members

Nancy Clark – Chair • Nancy Shoemaker – Vice Chair • Marilyn Fifield – Clerk
George Jessop, AIA • Cheryl Powell • Frances Parks • Jack Kay

Administrative Assistant

Erin K. Logan, erin.logan@town.barnstable.ma.us

AGENDA

Tuesday, July 20, 2021, 3:00PM

The Barnstable Historical Commission meeting will be held by remote participation; see instructions below.

1. Real-time access: Applicants, their representatives and individuals required or entitled (*public comment*) to appear before the Barnstable Historical Commission may participate through accessing the link or telephone number provided below:

Link: Join Zoom Meeting <https://zoom.us/j/98093491902>

Phone: 1- 888-475-4499 and entering Meeting ID: 980 9349 1902

2. Following the meeting, a recording will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

3. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to erin.logan@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

4. Members of the public wishing to review plans and applications prior to the meeting are instructed to contact Administrative Assistant, Erin Logan, by calling 508.862.4787 or by emailing erin.logan@town.barnstable.ma.us

NOTICE OF RECORDING

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with Massachusetts General Law Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

CALL TO ORDER

Acting under the provisions of the Code of the Town of Barnstable, §112-1 through §112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

ELECTIONS

Annual elections of Chair, Vice Chair, and Clerk

APPLICATIONS

D'Ambrosia, Chris & Jack, 43 Bacon Lane, Centerville, Map 207, Parcel 018, built 1925

Full demolition of the single family structure and garage structure

Cotuit Federated Church Trust, 40 School Street, Cotuit, Map 035, Parcel 050, built 1900

Partial demolition to construct two additions proposed; one at the north end of the church and one at the southeast end of the church

Brunner, Christian & Katherine, 17 Pearl Avenue, Hyannis, Map 287, Parcel 003, built c.1900, contributing structure in the Hyannis Port Historic District

Partial demolition Replace the existing foundation, lift the house and construct a new foundation; expand the rear elevation to provide a 2-car garage; add an octagonal room at the southeast corner

OTHER

- Correspondence – Request for comment regarding the Vineyard Wind South Connector
- Update – Historical Commission Regulations Sub-Committee
- Update – Community Preservation Committee
- Historic events open to the public

APPROVAL OF MINUTES

None at this time

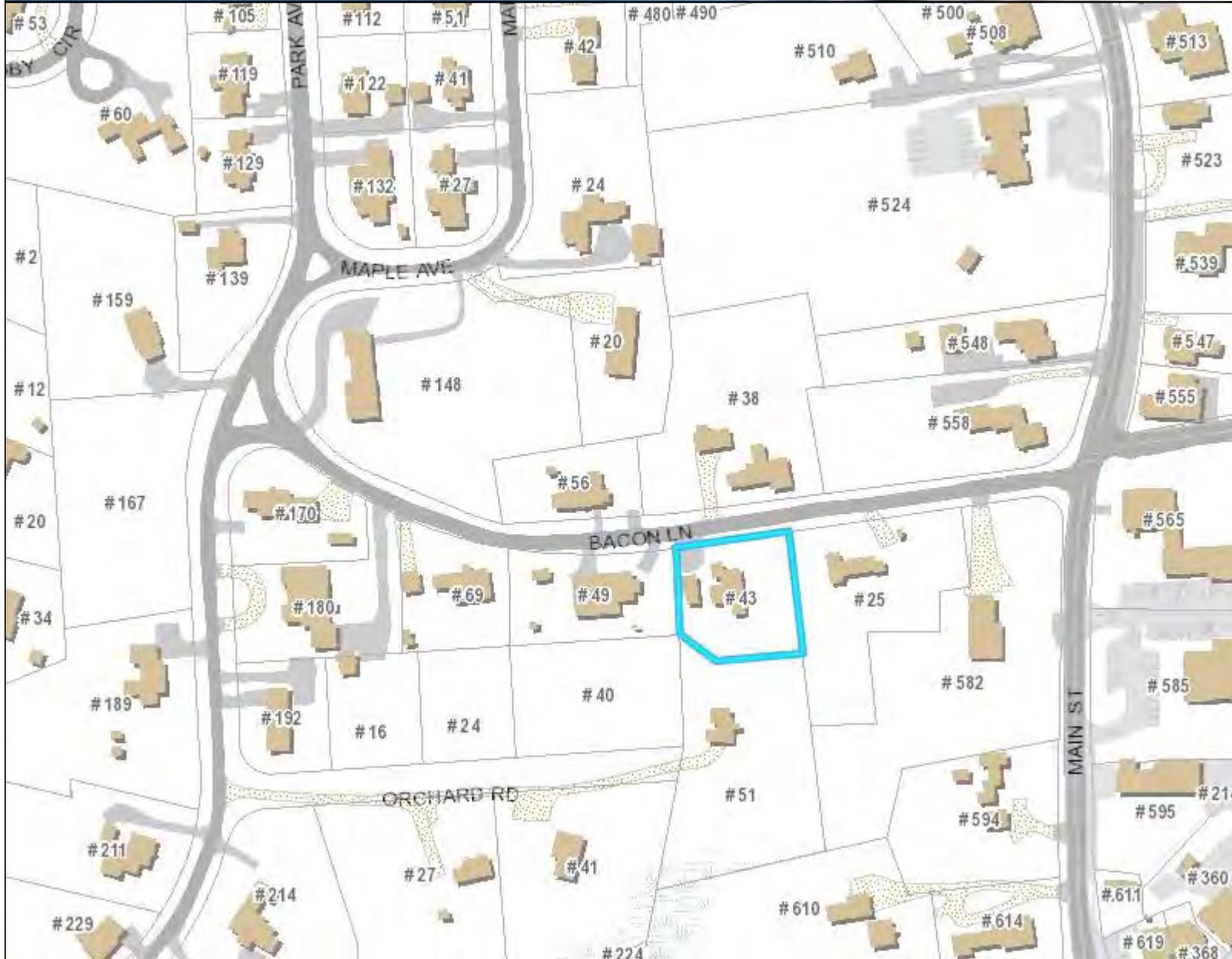
MATTERS NOT REASONABLY ANTICIPATED BY CHAIR

ADJOURNMENT

Next Meeting Date: August 17, 2021 & September 21, 2021

Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/28/2021



Approx. Scale: 1 inch = 167 feet



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Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

Road Names



Map printed on: 6/28/2021



Approx. Scale: 1 inch = 21 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 207-018

Location: 43 BACON LANE, Centerville

Owner: DAMBROSIA, JOAN M



Parcel
207-018

Location
43 BACON LANE

Village
Centerville

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
Phase 2 (11-20 years)

Developer lot:
LOT 1 & 4

Road type
Town

Fire district
C-O-MM

Secondary road

Road index
0061

Interactive map



Owner: DAMBROSIA, JOAN M

Owner
DAMBROSIA, JOAN M

Co-Owner

Book page
21988/0295

Street1
43 BACON LN

Street2

City
CENTERVILLE

State Zip Country
MA 02632

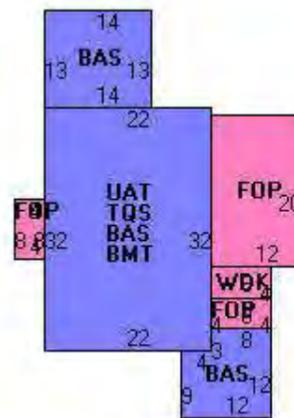
Land

Acres 0.34	Use Single Fam M-01	Zoning RD-1	Neighborhood 0109
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water, Gas, Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1925	Roof structure Gable/Hip	Heat type Hot Water
Living area 1476	Roof cover Wood Shingle	Heat fuel Gas
Gross area 3466	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Plastered	Bedrooms 4 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 2 Full-0 Half
Grade Custom Minus	Foundation	Total rooms 6 Rooms
Stories 2		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
10/05/2009	New Roof	200904749	\$10,954		STRP OLD SHINGLES
09/20/2008	Repair Work	200805160	\$4,900	02/09/2009	
09/25/2002	Out Building	63989	\$5,000	04/23/2003	11 X 12 SHED

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	05/01/2007	DAMBROSIA, JOAN M	21988/0295	\$1
2	06/23/1986	DAMBROSIA, ROBERT M & JOAN	5149/0238	\$185,000
3	05/15/1983	WELSH, LILLIAN F	3741/0083	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
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Save #	Year	Building Value	XP Value	OB Value	Land Value	Total Parcel Value
2	2020	\$206,900	\$31,900	\$5,200	\$235,300	\$479,300
3	2019	\$180,200	\$31,900	\$5,800	\$245,500	\$463,400
4	2018	\$136,900	\$31,900	\$6,200	\$247,700	\$422,700
5	2017	\$134,800	\$32,200	\$6,200	\$247,700	\$420,900
6	2016	\$134,800	\$32,200	\$6,200	\$249,600	\$422,800
7	2015	\$161,800	\$35,700	\$9,400	\$241,600	\$448,500
8	2014	\$161,800	\$35,700	\$9,700	\$241,600	\$448,800
9	2013	\$161,800	\$35,700	\$10,000	\$241,600	\$449,100
10	2012	\$165,900	\$34,300	\$8,600	\$241,600	\$450,400
11	2011	\$212,300	\$7,400	\$7,600	\$241,600	\$468,900
12	2010	\$212,200	\$7,400	\$7,700	\$246,900	\$474,200
13	2009	\$204,700	\$5,100	\$3,000	\$248,100	\$460,900
14	2008	\$183,900	\$5,100	\$3,000	\$280,700	\$472,700
16	2007	\$183,300	\$5,100	\$3,000	\$280,700	\$472,100
17	2006	\$155,600	\$5,100	\$3,200	\$257,500	\$421,400
18	2005	\$138,600	\$4,800	\$4,300	\$236,400	\$384,100
19	2004	\$116,000	\$4,800	\$4,400	\$186,400	\$311,600
20	2003	\$141,900	\$2,400	\$3,300	\$102,900	\$250,500
21	2002	\$133,200	\$2,400	\$3,300	\$102,900	\$241,800
22	2001	\$133,200	\$2,600	\$3,300	\$102,900	\$242,000
23	2000	\$104,200	\$2,500	\$3,300	\$43,500	\$153,500
24	1999	\$104,200	\$2,500	\$2,800	\$43,500	\$153,000
25	1998	\$104,200	\$2,500	\$2,800	\$43,500	\$153,000
26	1997	\$105,000	\$0	\$0	\$40,200	\$146,900
27	1996	\$105,000	\$0	\$0	\$40,200	\$146,900
28	1995	\$105,000	\$0	\$0	\$40,200	\$146,900
29	1994	\$111,000	\$0	\$0	\$42,200	\$154,900
30	1993	\$111,000	\$0	\$0	\$42,200	\$154,900
31	1992	\$126,400	\$0	\$0	\$46,900	\$175,200
32	1991	\$123,400	\$0	\$0	\$67,000	\$195,700
33	1990	\$123,400	\$0	\$0	\$67,000	\$195,700
34	1989	\$123,400	\$0	\$0	\$67,000	\$195,700
35	1988	\$84,200	\$0	\$0	\$32,500	\$122,800
36	1987	\$84,200	\$0	\$0	\$32,500	\$122,800
37	1986	\$84,200	\$0	\$0	\$32,500	\$122,800

Photos



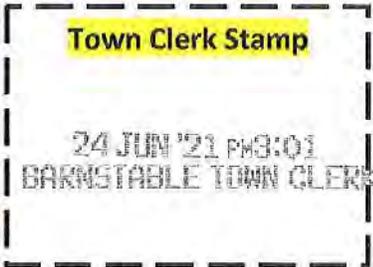








TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 5/28/2021 Full Demotion Partial Demolition

Building Address: 43 Bacon Lane
Number Street

Centerville 02632 Assessor's Map # 207 Assessor's Parcel # 018
Village ZIP

Property Owner: Chris & Jack D'Ambrosia 781.710.7870 (Jack)
Name Phone#

Property Owner Mailing Address (if different than building address) 96 Watch Hill Drive, Scituate, MA 02066

Property Owner e-mail address: jcdambro@comcast.net

Contractor/Agent: Chris Harris - Salt Architecture

Contractor/Agent Mailing Address: 448 North Falmouth Highway Unit B, North Falmouth, MA 02556

Contractor/Agent Contact Name and Phone #: Chris Harris 774.763.2601
Name Phone #

Contractor/Agent Contact e-mail address: charris@saltarchitecture.com

Demolition Proposed - please itemize all changes:

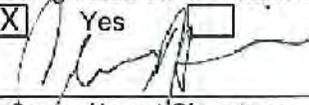
- Full demolition of Existing Home
- Full demolition of Existing Garage Structure

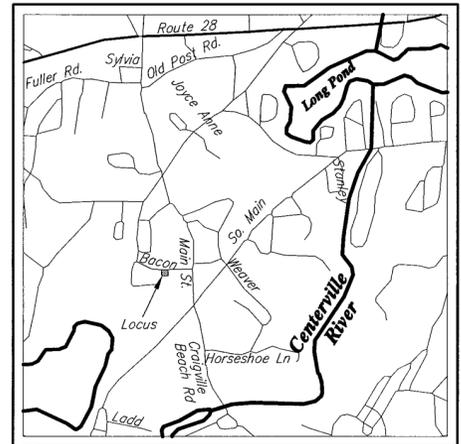
Type of New Construction Proposed: New Single family home, rebuild to match existing. Proposed work to also include addition for bedroom suite and new detached garage.

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1925 House; Garage unknown Additions Year Built: None Listed

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
 No Yes


 Property Owner/Agent Signature



LOCUS MAP

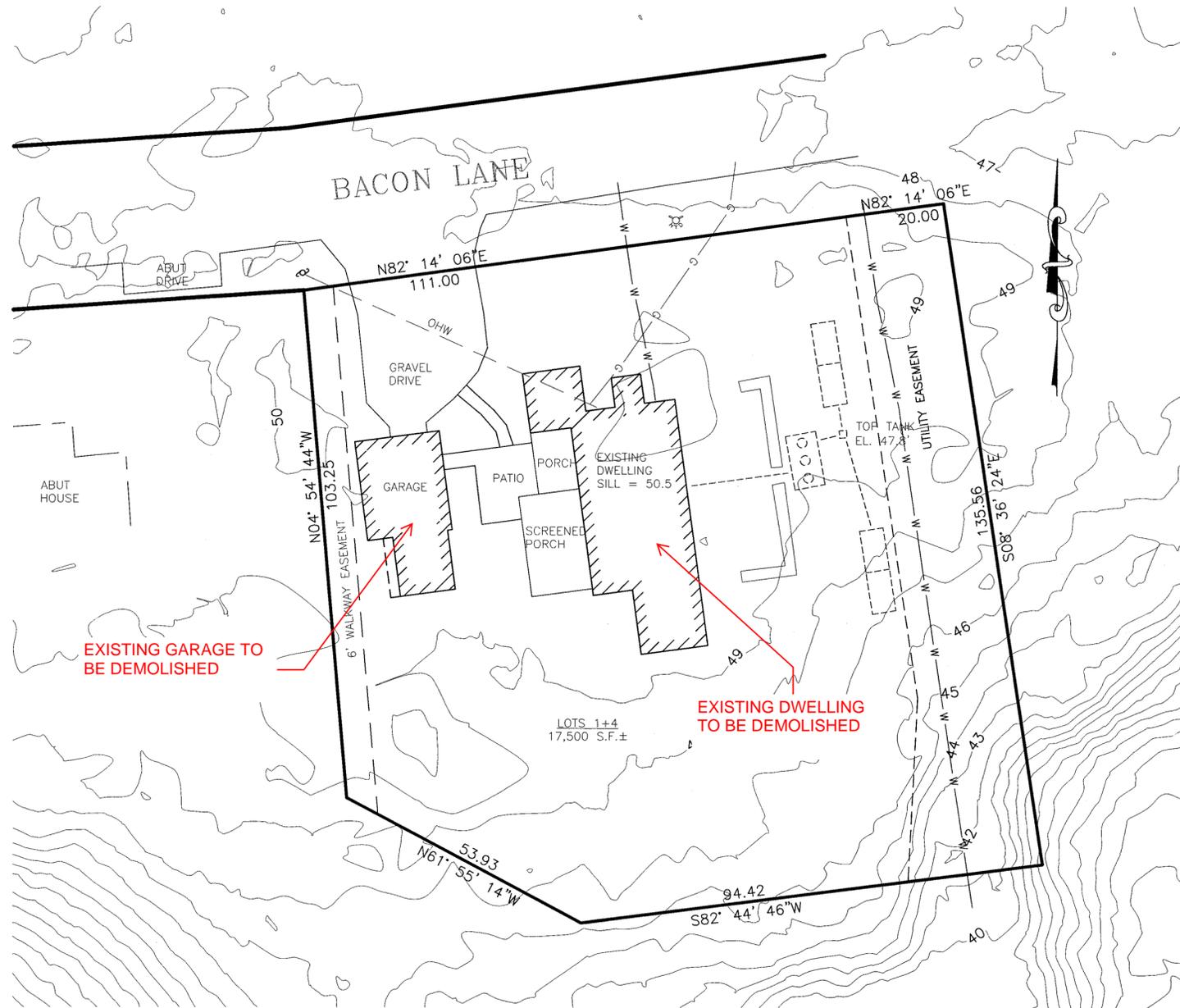
SCALE 1"=2000'±

ASSESSORS MAP 207 PARCEL 18

ZONING SUMMARY

ZONING DISTRICT: RD-1 RESIDENTIAL DISTRICT

MIN. LOT SIZE	43,560 S.F.
MIN. LOT FRONTAGE	20'
MIN. LOT WIDTH	125'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BUILDING HEIGHT	30'



EXISTING GARAGE TO BE DEMOLISHED

EXISTING DWELLING TO BE DEMOLISHED

LOTS 1+4
17,500 S.F.±

SITE PLAN
OF

43 BACON LANE
CENTERVILLE, MA

PREPARED FOR

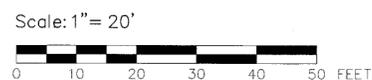
JACK DAMBROSIA

DATE: AUGUST 24, 2020



8/24/20 *D. Ojala*
DATE DANIEL A. OJALA, P.E., P.L.S.

off 508-362-4541
fax 508-362-9880
downcape.com @
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675
20-164 DAMBROSIA.DWG

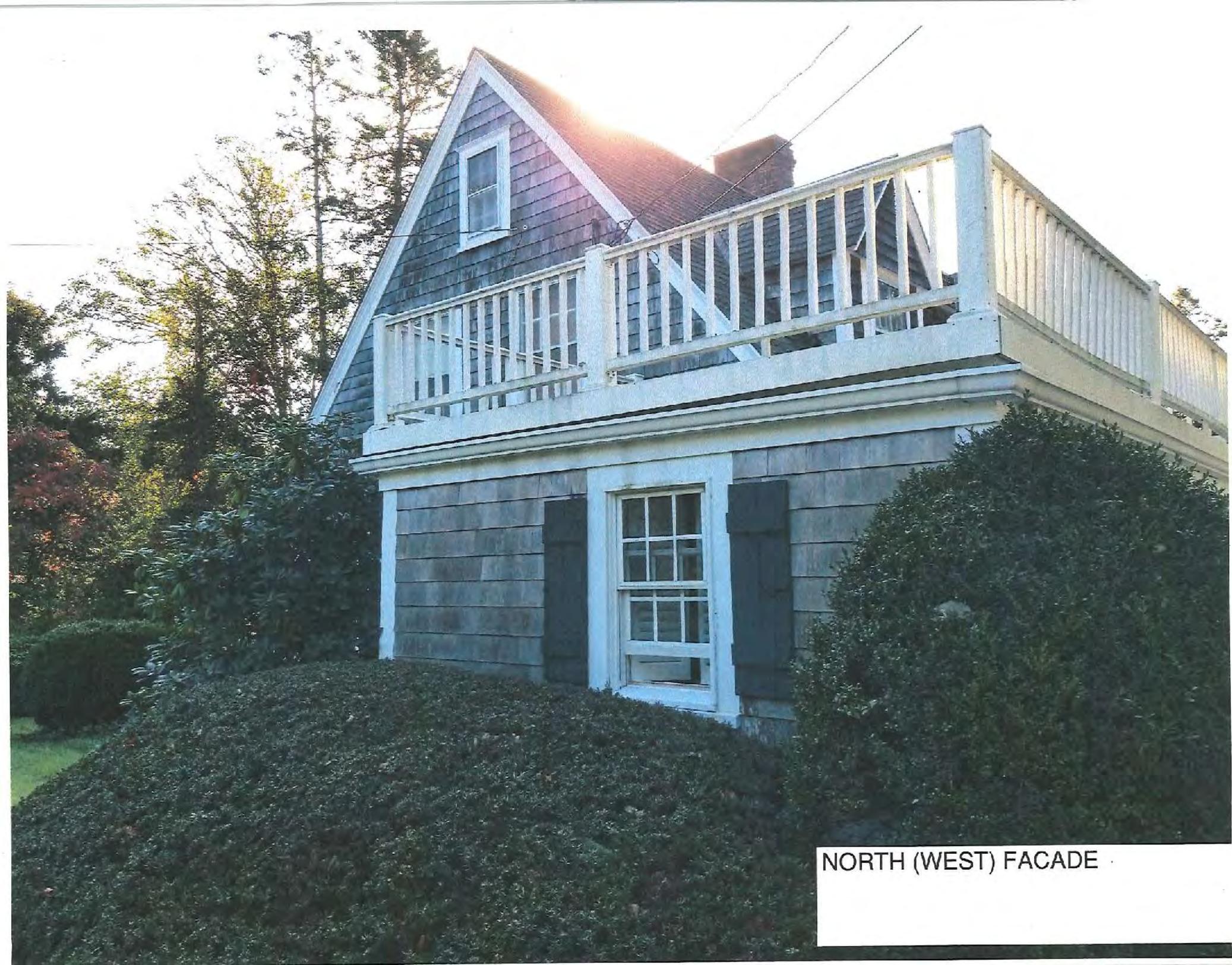




STREET VIEW FROM NORTH EAST



STREET VIEW FROM NORTH WEST



NORTH (WEST) FACADE



NORTH (EAST) FACADE



EAST FACADE



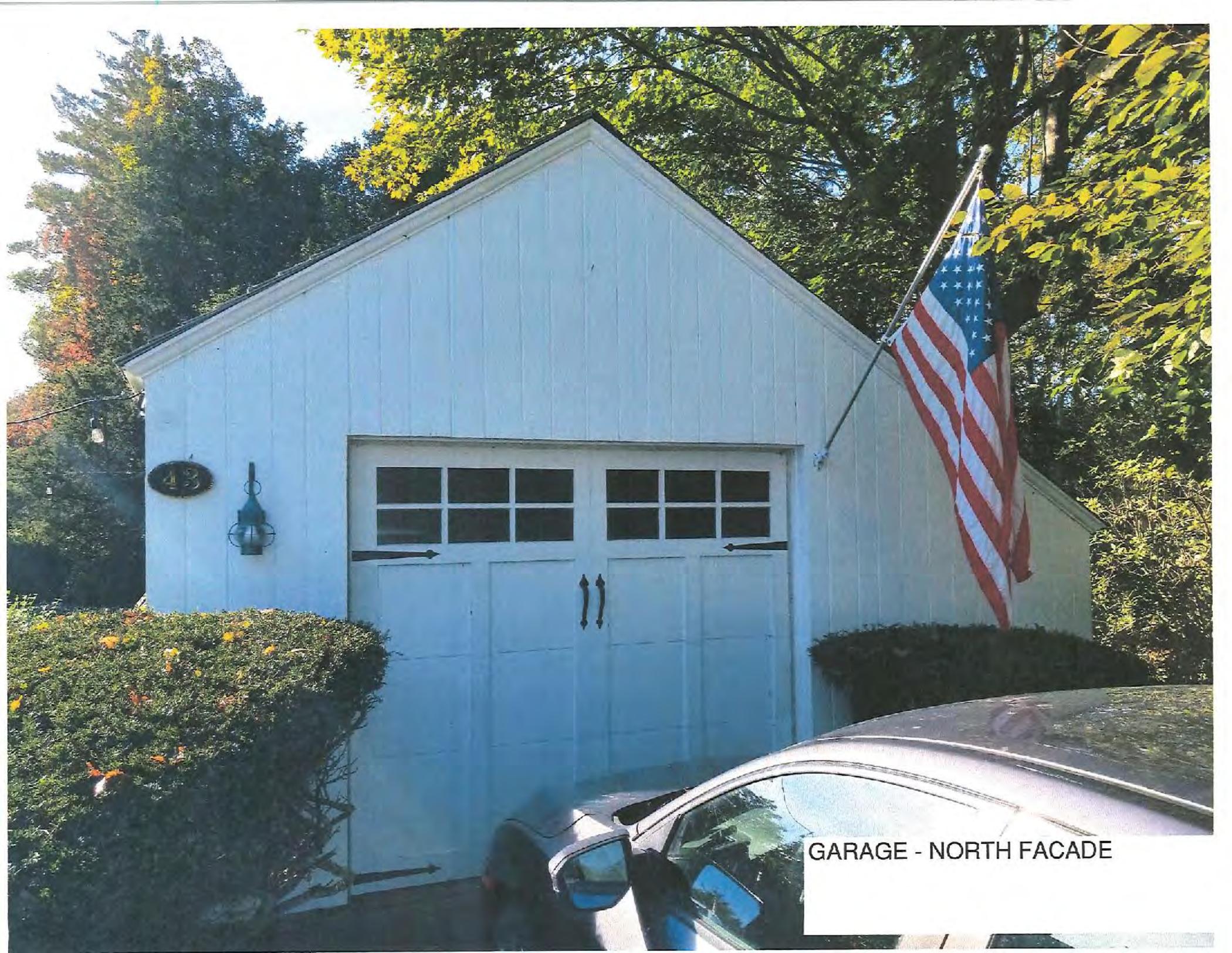
SOUTH FACADE



WEST FACADE



GARAGE SOUTH EAST FACADE



GARAGE - NORTH FACADE



GARAGE EAST FACADE

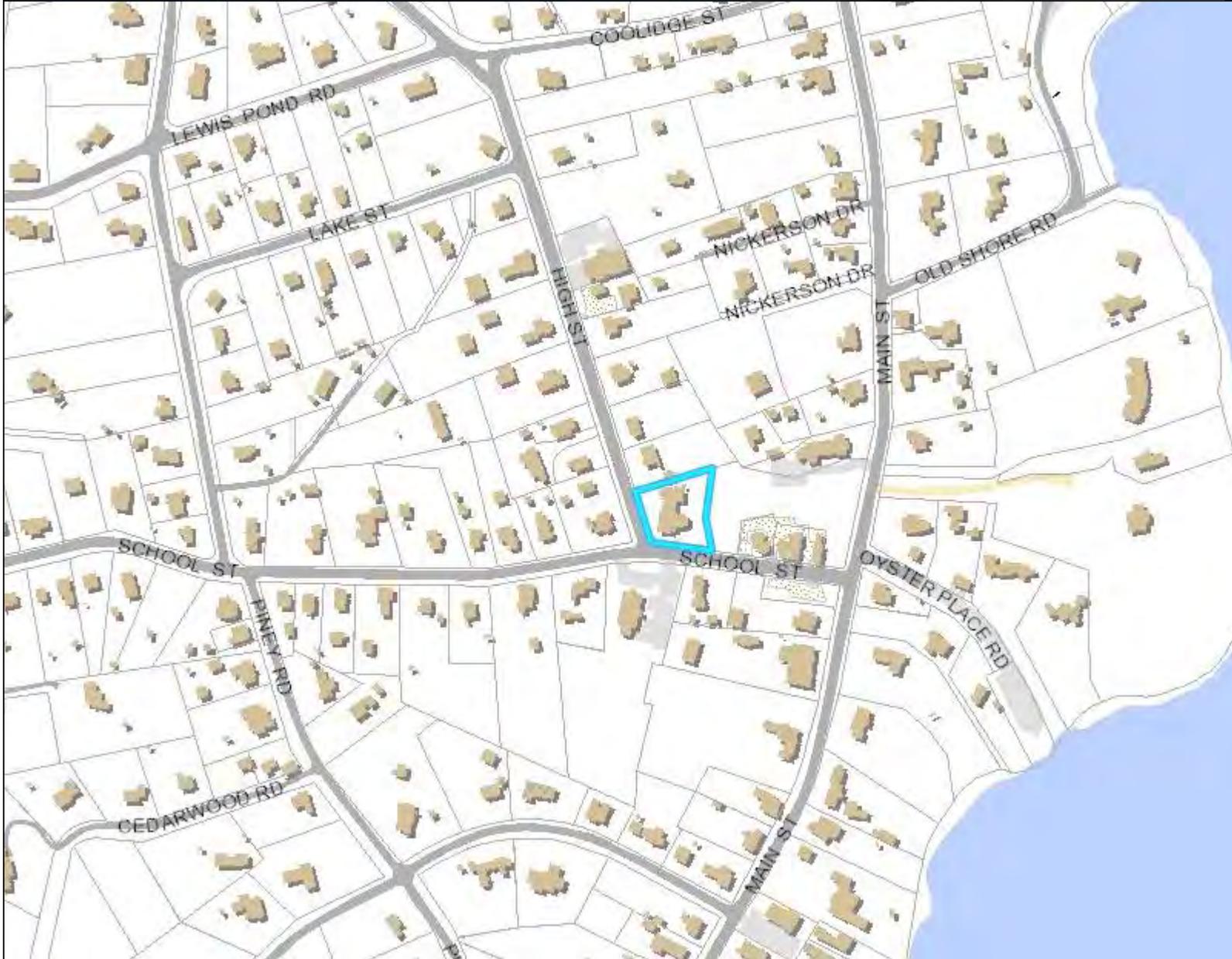
Historical Commission Abutter List for Subject Parcel 207018

All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
207013	RAPALJE, ROBERT A & CASEY L		610 MAIN STREET		CENTERVILLE	MA	02632
207015	LYNCH, JOHN E III TR	594 MAIN STREET REALTY TRUST	594 MAIN STREET		CENTERVILLE	MA	02632
207016	MANOOG, NANCY J		582 MAIN ST		CENTERVILLE	MA	02632
207017	MACALLISTER, BRIAN C & MARYBETH		11 ARMAND DRIVE		CHELMSFORD	MA	01824
207018	DAMBROSIA, JOAN M		43 BACON LN		CENTERVILLE	MA	02632
207019	MURPHY, PATRICIA L TRUSTEE	PATRICIA L MURPHY REV TRUST	49 BACON LANE		CENTERVILLE	MA	02632
207020	CURRAN, SUE M TR	CURRAN MACARTHUR 2013 REALTY TRUST	69 BACON LANE		CENTERVILLE	MA	02632
207021002	HORGAN, FRANK L III		180 PARK AVE		CENTERVILLE	MA	02632
207021003	HORGAN, FRANK L III		180 PARK AVE		CENTERVILLE	MA	02632
207021004	HORGAN, DAVID SCOTT	C/O FRANK L HORGAN	180 PARK AVE		CENTERVILLE	MA	02632
207022001	MCGILLIS, WADE RANDALL JR		41 ORCHARD RD		CENTERVILLE	MA	02632
207039	ANTHONY, DAVID W & ELAINE M		56 BACON LN		CENTERVILLE	MA	02632
207040	MAHDAVI, REZA & DILLENSEGER, MARIEPIERRE TRS	REZA MAHDAVI & MP DILLENSEGER 2020 LIV TRS	38 BACON LANE		CENTERVILLE	MA	02632
207041	FAIR, GERALDINE K TR	558 MAIN STREET REALTY TRUST	3 FAIRWAY CIRCLE		NATICK	MA	01760

DUP

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
207042	SPROUL, JAMES A & MOLLY M		548 MAIN ST		CENTERVILLE	MA	02632
207043	BARNSTABLE, TOWN OF (REC)		367 MAIN STREET		HYANNIS	MA	02601
207145	BROWN, GERTRUDE D		27 ORCHARD ROAD		CENTERVILLE	MA	02632
207146	148 PARK AVE LLC		11 ELKINS STREET		SOUTH BOSTON	MA	02127
207148	MCELLIGOTT, KEVIN M & LINDA G		3660 EXECUTIVE DR		PALM HARBOR	FL	34685
207150	LAW, MARK B TR	ORCHARD STREET TRUST	57 CROCKER ROAD		WEST BARNSTABLE	MA	02668



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Parking Lots
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Water Bodies

Map printed on: 6/25/2021



Approx. Scale: 1 inch = 333 feet



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Map printed on: 6/25/2021



Approx. Scale: 1 inch = 42 feet



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367 Main Street, Hyannis, MA 02601

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Parcel: 035-050

Location: 40 SCHOOL STREET, Cotuit

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH



Parcel
035-050

Location
40 SCHOOL STREET

Village
Cotuit

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
Stage 2

Developer lot:

Road type
Town

Fire district
Cotuit

Secondary road
HIGH STREET

Road index
1433

Interactive map



Asbuilt septic scan
[035050_1](#)

Owner: TRUSTEES OF COTUIT FEDERATED CHURCH

Owner TRUSTEES OF COTUIT FEDERATED CHURCH	Co-Owner	Book page 32919/0234
Street1 40 SCHOOL STREET	Street2	
City COTUIT	State Zip Country MA 02635	

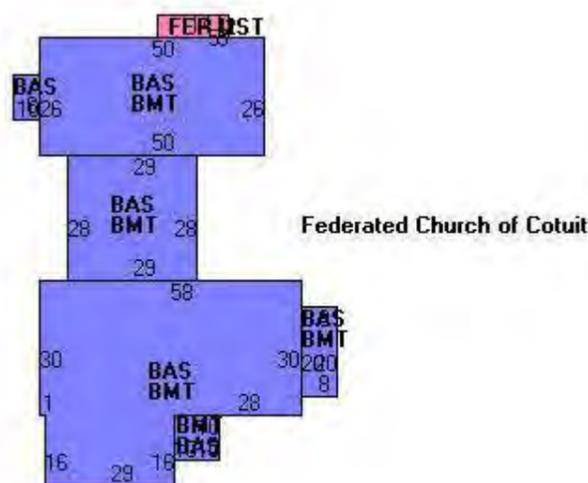
Land

Acres 0.56	Use Church Etc M96	Zoning RF	Neighborhood 0110
Topography Level	Street factor ,Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1900	Roof structure Gable/Hip	Heat type Hot Water
Living area 4636	Roof cover Asph/F Gls/Cmp	Heat fuel Oil
Gross area 9292	Exterior wall Wood Shingle	AC type None
Style Churches	Interior wall Plastered	Bedrooms
Model Ind/Comm	Interior floor Vinyl/Asphalt, Hardwood	Bath rooms 0 Full-0 Half
Grade Average	Foundation 0%	Total rooms
Stories 1		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
03/25/2013	Commercial	201301854	\$0	06/30/2013	OVERNIGHT IN BRUCE HALL-ONE NIGHT PER MONTH/1 YR PMT
01/03/2012	Commercial	201107164	\$0	06/30/2012	TEMP SHELTER-1 NIGHT PER MONTH
11/03/2008	New Roof	200806173	\$24,795	06/30/2009	REROOF
09/22/1997	Repair Work	25777	\$1,270	06/30/1998	REPLC EXIT DR
07/17/1997	Remodel	32197	\$790	01/01/1999	BATHROOM DOOR

Sale History

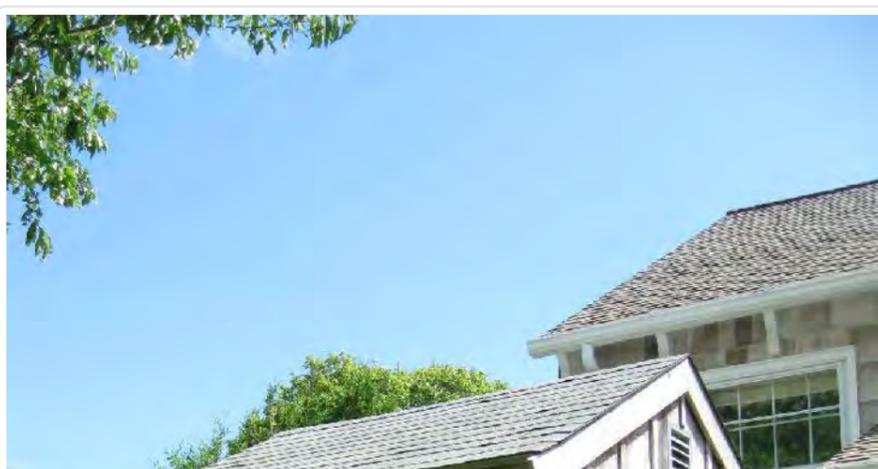
Line	Sale Date	Owner	Book/Page	Sale Price
1	05/20/2020	TRUSTEES OF COTUIT FEDERATED CHURCH	32919/0234	\$100
2	04/09/2013	COTUIT FEDERATED CHURCH TR	27277/0281	\$100
3		FEDERATED CHURCH OF COTUIT	EVERETT 10	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$841,700	\$4,500	\$1,800	\$568,000	\$1,416,000
2	2020	\$509,500	\$64,900	\$2,200	\$287,200	\$863,800
3	2019	\$509,500	\$64,900	\$2,500	\$287,200	\$864,100
4	2018	\$493,500	\$64,900	\$2,600	\$298,700	\$859,700
5	2017	\$354,400	\$68,000	\$4,100	\$310,200	\$736,700
6	2016	\$354,400	\$68,000	\$4,100	\$307,800	\$734,300
7	2015	\$356,800	\$57,500	\$0	\$307,200	\$721,500
8	2014	\$356,800	\$57,500	\$0	\$307,200	\$721,500
9	2013	\$356,800	\$57,500	\$0	\$307,200	\$721,500
10	2012	\$439,700	\$57,500	\$0	\$375,500	\$872,700
11	2011	\$512,800	\$0	\$900	\$375,500	\$889,200
12	2010	\$512,800	\$0	\$1,000	\$375,500	\$889,300
13	2009	\$512,800	\$0	\$500	\$113,000	\$626,300
14	2008	\$418,400	\$0	\$500	\$113,000	\$531,900
16	2007	\$418,400	\$0	\$500	\$113,000	\$531,900
17	2006	\$418,400	\$0	\$500	\$113,000	\$531,900
18	2005	\$382,600	\$0	\$500	\$93,600	\$476,700
19	2004	\$360,800	\$0	\$500	\$58,500	\$419,800
20	2003	\$338,800	\$0	\$500	\$77,200	\$416,500
21	2002	\$373,600	\$0	\$500	\$77,200	\$451,300
22	2001	\$373,600	\$0	\$500	\$77,200	\$451,300
23	2000	\$352,800	\$0	\$300	\$46,700	\$399,800
24	1999	\$334,900	\$67,400	\$0	\$46,700	\$449,000
25	1998	\$334,900	\$67,400	\$0	\$46,700	\$449,000
37	1986	\$0	\$0	\$0	\$0	\$0

Photos



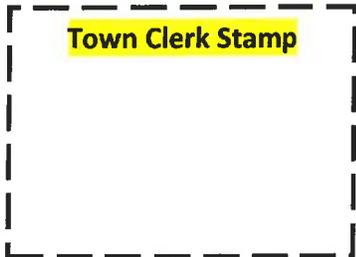








TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 6/24/21 Full Demotion Partial Demolition
 Building Address: 40 SCHOOL ST.
Number Street
 Village COTUIT ZIP 02635 Assessor's Map # 035 Assessor's Parcel # 051
 Property Owner: COTUIT FEDERATED CHURCH TRUST Phone# 508-428-6163
Name
 Property Owner Mailing Address (if different than building address) SAME

Property Owner e-mail address: cotuitfederatedchurch@gmail.com
 Contractor/Agent: CONSERV GROUP, INC.
 Contractor/Agent Mailing Address: 110 STATE ROAD, SAGAMORE BEACH, MA 02562
 Contractor/Agent Contact Name and Phone #: MIKE HILSINGER 508-888-6555 EXT 112
Name Phone #
 Contractor/Agent Contact e-mail address: mhilsinger@verizon.net

Demolition Proposed - please itemize all changes:
NO DEMOLITION TO EXISTING BUILDING STRUCTURE - (2) ADDITIONS PROPOSED
ONE AT THE NORTH END OF THE CHURCH & ONE AT THE SOUTH EAST
END OF THE CHURCH.

Type of New Construction Proposed: NEW ADDITIONS TO MATCH EXISTING BUILDING ARCHITECTURE
AND MATERIALS

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112
 Year built: 1900 Additions Year Built: _____

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
 No Yes

Michael [Signature]
 Property Owner/Agent Signature



Project Narrative

June 21, 2021

Submitted to:
Barnstable Historical Commission
367 Main Street
Hyannis, MA 02601

Re:
Cotuit Federated Church
40 School Street
Cotuit, MA 02635

The Cotuit Federated Church Trust is proposing an expansion of the existing building located at 40 School Street. This expansion consists of two additions. On the North side of the building (left side as viewed from High street) and one on the West side of the building (right side as viewed from School street) No demolition of the current building is planned with the exception of the entrance at the rear of the Narthex which will be extended out beyond the existing entrance stairway.

The goal of these two additions is to create more useable space within the building as well as to make the building accessible to ADA standards. Part of this expansion will be the incorporation of an elevator to allow access to the lower level of the existing building as well as the new addition on the North. In addition, a fire sprinkler system will be installed in order to protect the historic structure.

The architecture will reflect the existing lines of the building and will attempt to mimic the existing architectural features and finishes in such a way as to create the appearance of original construction or at very least, period correct additions.

The North addition will feature matching roof pitch, trim and window details to the existing structure. The West addition is a direct extension of the existing structure and will incorporate original stained glass windows that have been in storage since an earlier remodel project.

The building has distinctive corbel/exposed rafter tail details and these will be duplicated on the new additions.

The existing siding is white cedar shingles. Historical photographs of this building indicate a smaller exposure on the original shingles than is currently on the building. The new white cedar shingle siding will return the building to its' original appearance with tighter exposure on the siding.

All other exterior finishes and colors will remain in their current form with the goal of a cohesive appearance that is true to the original appearance of the building.



BENCHMARK
CATCH BASIN
RIM EL=41.41 (NAVDB8)

BENCHMARK
CATCH BASIN
RIM EL=35.48 (NAVDB8)

Existing Building
Proposed Additions



East Elevation



High Street Elevation



North Elevation

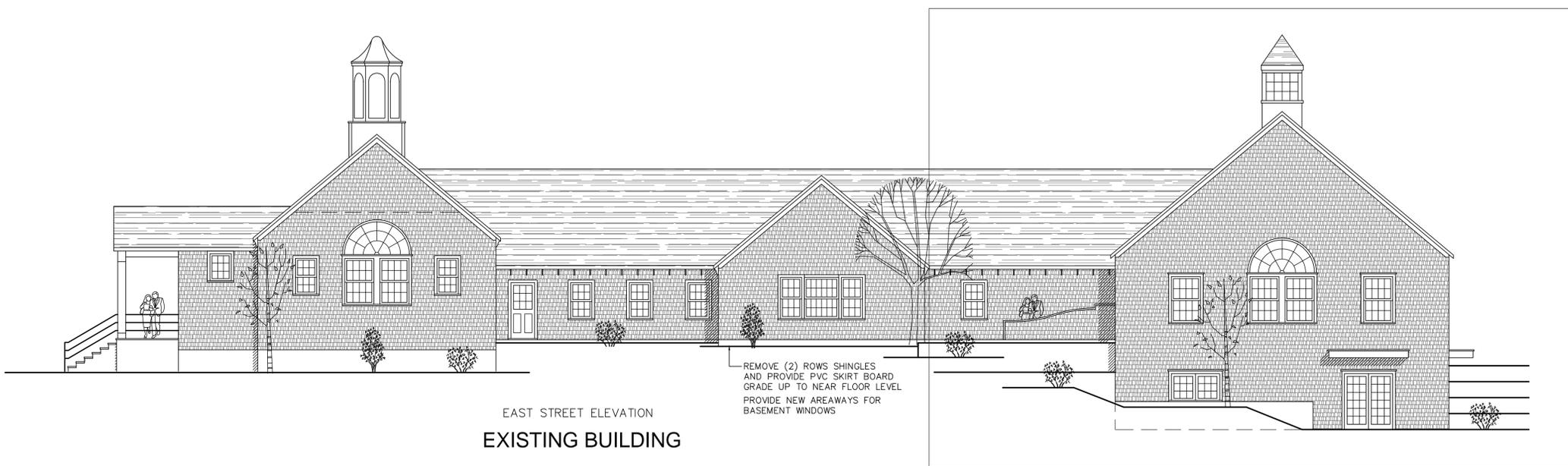


School Street Elevation



PROPOSED ADDITION

HIGH STREET WEST ELEVATION
EXISTING BUILDING



EAST STREET ELEVATION
EXISTING BUILDING

REMOVE (2) ROWS SHINGLES
AND PROVIDE PVC SKIRT BOARD
GRADE UP TO NEAR FLOOR LEVEL
PROVIDE NEW AREAWAYS FOR
BASEMENT WINDOWS

PROPOSED ADDITION



SCHOOL STREET SOUTH ELEVATION

PROPOSED ADDITION



NORTH ELEVATION
PROPOSED ADDITION

ConSery
Group Incorporated
110 State Road, Suite 7
Sagamore Beach, MA 02562
Tel: 508-888-6555

PROPOSED ADDITION/RENOVATION
for
COTUIT FEDERATED CHURCH
40 SCHOOL STREET
COTUIT, MASSACHUSETTS

THIS DRAWING REMAINS THE PROPERTY OF CONSERV GROUP INCORPORATED FOR ITS EXCLUSIVE USE IN COMPLETION OF THE CONSTRUCTION WORK DESCRIBED HEREIN

REVISIONS

DWG. INFO.

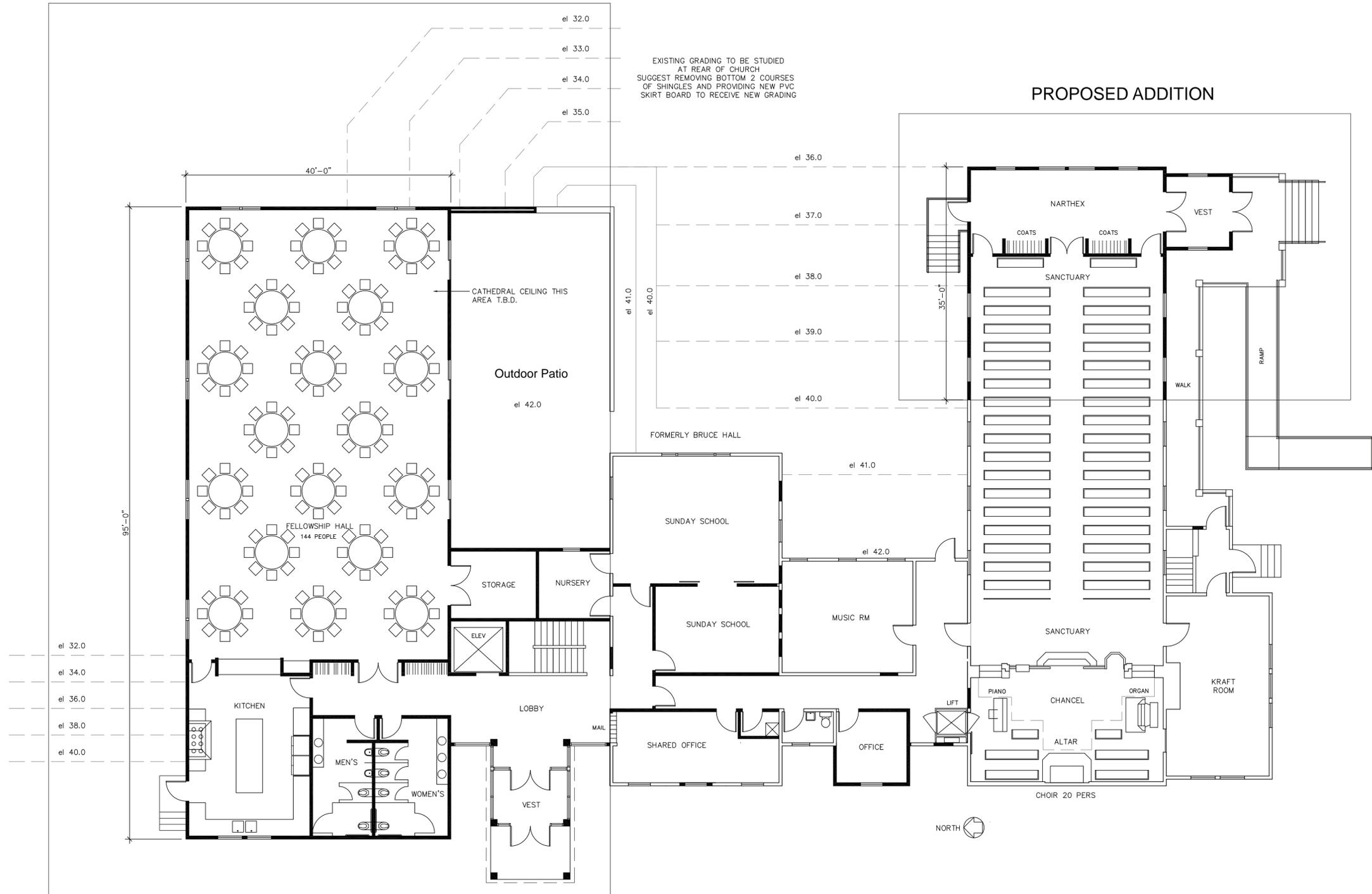
DATE	1-11-21
SCALE	1/8"=1'-0"
DRAWN	DJV
CHKD	
APPRVD	

Unless and until such time as the original stamp of the responsible Registered Architect appears on this plan:
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and
(B) this plan remains the property of ConSery Group Inc.

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET & JOB #:
3

PROPOSED ADDITION



EXISTING GRADING TO BE STUDIED
AT REAR OF CHURCH
SUGGEST REMOVING BOTTOM 2 COURSES
OF SHINGLES AND PROVIDING NEW PVC
SKIRT BOARD TO RECEIVE NEW GRADING

PROPOSED ADDITION

ConSery
Group Incorporated
110 State Road, Suite 7
Sagamore Beach, MA 02562
Tel: 508-888-6555

PROPOSED ADDITION/RENOVATION
for
COTUIT FEDERATED CHURCH
40 SCHOOL STREET
COTUIT, MASSACHUSETTS

THIS DRAWING REMAINS THE PROPERTY OF CONSERV GROUP INCORPORATED FOR ITS EXCLUSIVE USE IN COMPLETION OF THE CONSTRUCTION WORK DESCRIBED HEREIN

REVISIONS

DWG. INFO.

DATE	3-2-21
SCALE	1/8"=1'-0"
DRAWN	DJV
CHKD	
APPRVD	

Unless and until such time as the original stamp of the responsible Registered Architect appears on this plan:
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein, and
(B) this plan remains the property of ConSery Group Inc.

SHEET TITLE:
FIRST FLOOR PLAN

SHEET & JOB #:
1

Historical Commission Abutter List for Subject Parcel 035050

All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035011	SCUDDER, SCOTT M & ALICE H		PO BOX 333		COTUIT	MA	02635
03501200A	MARINO, THOMAS & JOSEPH T TRS	MARINO REALTY TRUST	4 CHASE LANE		FOXBOROUGH	MA	02035
03501200B	MEGATHLIN, DONALD E & KAREN B		PO BOX 125		COTUIT	MA	02635
03501200C	TAIT, JANE M TR	JANE M TAIT TRUST	925 MAIN STREET UNIT 3		COTUIT	MA	02635
03501200D	WALL, STEPHANIE G TR	STEPHANIE G WALL TRUST	PO BOX 840		COTUIT	MA	02635
03501200E	PAPADOPOULOS, ANGELA		277 BELGRADE AVE		ROSLINDALE	MA	02131
03501200F	SPINELLO, MICHAEL A		925 MAIN STREET UNIT 6		COTUIT	MA	02635
03501200G	MYERS, GLORIA Y		PO BOX 2034		COTUIT	MA	02635
03501200H	FITZGERALD, JASON W & KIMBERLY B	%KELLY, JACQUELYN M	225 HUBBARDSTON ROAD		PRINCETON	MA	01541
03501200I	TSARAS, PENNY		45 BELLEVUE HILL RD		WEST ROXBURY	MA	02132
03501200J	JAMESON, W GEORGE & ALICE T		1639 MADDUX LANE		MCLEAN	VA	22101
035013	RAPP, CHRIS P & ELAINE D TRS	CHRIS P&ELAINE D RAPP REVOCABLE TR 2019	3 FOXGLOVE COURT		NASHUA	NH	03062
035014	COTUIT FEDERATED CHURCH		PO BOX 436		COTUIT	MA	02635
035015	RAPP, JAN TR	CIRA REALTY TRUST	107 MILLWAY		BARNSTABLE	MA	02630

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035016	HILL, GORDON J & ELIZABETH K TRS	HILL TRUST	PO BOX 1330		COTUIT	MA	02635
035022	MAIN & MAPLE HOLDINGS LLC	C/O GEOFFREY S EDELSON	6 PADDOCK LANE		ANDOVER	MA	01810
035023	MANGIAFICO, EDGAR S & JEAN C TRS	SCHOOL STREET REALTY TRUST	912 MAIN ST, UNIT307		CHATHAM	MA	02633
035024	CODY, DWIGHT H	C/O BOSTON CONNECTION INC	P O BOX 1835		COTUIT	MA	02635
035025	HURLEY, ROBERT J		PO BOX 1643		COTUIT	MA	02635
035027	HALE, THOMAS & SYDNEY A		P O BOX 1891		COTUIT	MA	02635
035047	CEDERHOLM, ERIC J & SARA MYCOCK		PO BOX 576		COTUIT	MA	02635
035048	PISANI, ANTHONY M & EMILIA E		95 ROBINWOOD AVENUE		BOSTON	MA	02130
035049	COTUIT FEDERATED CHURCH TR		40 SCHOOL STREET		COTUIT	MA	02635
035050	TRUSTEES OF COTUIT FEDERATED CHURCH		40 SCHOOL STREET		COTUIT	MA	02635
035051	BARNSTABLE, TOWN OF (REC)		367 MAIN STREET		HYANNIS	MA	02601
035052	MYCOCK, RONALD J		PO BOX 437		COTUIT	MA	02635
035053	PATCHIN, DONALD L & CHRISTOPHER TRS	MERMAID REALTY TRUST	PO BOX 41		CENTERVILLE	MA	02632
035054	LUFF, TIMOTHY J TR	SIX SCHOOL ST REALTY TRUST	6 SCHOOL STREET		COTUIT	MA	02635
035055	COTUIT LIBRARY ASSOC		MAIN STREET		COTUIT	MA	02635

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035056	MCGEOCH, DOUGLAS & DELLEA, NANCY		69 WOODMAN ROAD		SOUTH HAMPTON	NH	03827
035057	FIELD, FRED F TR	C/O FIELD, SUSAN DURELL	P O BOX 50		URBANNA	VA	23175-0050
035058	FIELD, PETER D		PO BOX 16		COTUIT	MA	02635
035059001	MCINNIS, CATHERINE LEVERONI TR	THE CATHERINE LEVERONI MCINNIS	FAMILY TRUST	PO BOX 1702	COTUIT	MA	02635
035059002	LEVERONI, TIMOTHY & DANIEL TRS	JTD HARBORVIEW REALTY TRUST	50 BRAINTREE HILL OFFICE PARK		BRAINTREE	MA	02184
035097	BIDDLE, KATRINE T	%GREER, HOWARD A & DIANE	31 HIGH STREET		COTUIT	MA	02635
035098	BARNSTABLE, TOWN OF (MUN)		367 MAIN STREET		HYANNIS	MA	02601
035099	NORRIS, BRENDA R & SCUDDER, GLENN F TRS	B&G REALTY TRUST	45 VERA DRIVE		BRIDGEWATER	MA	02324
035104	KAZANJIAN, JOYCE		PO BOX 1715		COTUIT	MA	02635



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies



Map printed on: 6/28/2021



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Map printed on: 6/28/2021



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Parcel: 287-003

Location: 17 PEARL AVENUE, Hyannis

Owner: BRUNNER, CHRISTIAN F JR & KATHERINE N



Parcel
287-003

Location
17 PEARL AVENUE

Village
Hyannis

Town sewer account
No

CWMP Sewer Expansion (subject to change with final engineering design)
None planned at this time

Developer lot:

Road type
Private

Fire district
Hyannis

Secondary road

Road index
1226

Interactive map



Asbuilt septic scan
[287003_1](#) , [287003_2](#)

Owner: BRUNNER, CHRISTIAN F JR & KATHERINE N

Owner
BRUNNER, CHRISTIAN F JR & KATHERINE N

Co-Owner

Book page
33374/0140

Street1
3 SAGAMORE ROAD

Street2

City
WELLESLEY

State Zip Country
MA 02481

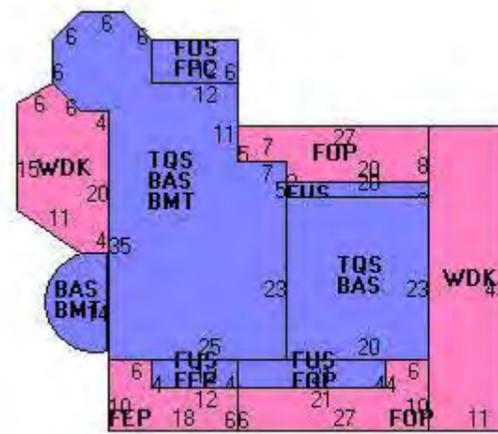
Land

Acres 0.6	Use Single Fam M-01	Zoning RF-1	Neighborhood 0116
Topography Above Street	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor Excel View	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1910	Roof structure Gable/Hip	Heat type Elec Baseboard
Living area 2836	Roof cover Asph/F Gls/Cmp	Heat fuel Electric
Gross area 6000	Exterior wall Wood Shingle	AC type None
Style Conventional	Interior wall Wall Brd/Wood	Bedrooms 6 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 3 Full-1 Half
Grade Luxury Minus	Foundation	Total rooms 10 Rooms
Stories 2		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
04/28/2021	Detached Accessory Structure - Res	BLDR-21-547	\$500,000		Construct 2 bedroom guest house with 2 car garage, separate septic system and no cooking facilities.
04/28/2021	Pool - Inground	BLDR-21-603	\$85,000		install a 20x42 gunite swimming pool with an automatic safety cover per ASTM standards.
03/02/2021	Demolition	BLDR-21-257	\$5,000		Demo existing detached garage including foundation.
03/31/2015	New Windows	201501634	\$5,339	06/30/2015	REPLACEMENT WINDOWS (4) U-VALUE .30
09/10/2003	New Roof	71611	\$19,300	06/17/2004	
08/01/1992	New Roof	B35261	\$54,000	01/15/1993	HP RE-ROO

Sale History

Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	10/19/2020	BRUNNER, CHRISTIAN F JR & KATHERINE N	33374/0140	\$2,171,400
2	05/03/2001	RYAN, ELLEN B & KINGSLEY, GAIL B TRS	13795/0136	\$1
3	04/15/1996	RYAN, ELLEN B & BURKE, WM J III TRS	10143/0114	\$1
4	12/15/1995	BURKE, HELEN D	9968/0281	\$1
5	04/16/1968	BURKE, WILLIAM J JR & HELEN D	1397/0532	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$417,300	\$51,900	\$30,700	\$835,100	\$1,335,000
2	2020	\$384,000	\$54,200	\$26,200	\$835,100	\$1,299,500
3	2019	\$334,400	\$54,200	\$27,300	\$835,100	\$1,251,000
4	2018	\$254,100	\$53,300	\$23,600	\$832,100	\$1,163,100
5	2017	\$248,500	\$53,300	\$22,600	\$832,100	\$1,156,500
6	2016	\$248,500	\$53,300	\$22,600	\$816,500	\$1,140,900
7	2015	\$312,400	\$64,200	\$27,900	\$824,300	\$1,228,800
8	2014	\$312,400	\$64,200	\$28,500	\$824,300	\$1,229,400
9	2013	\$350,900	\$60,600	\$33,900	\$824,300	\$1,269,700
10	2012	\$347,000	\$57,400	\$28,900	\$783,700	\$1,217,000
11	2011	\$452,500	\$3,500	\$0	\$783,700	\$1,239,700
12	2010	\$452,500	\$3,500	\$500	\$783,700	\$1,240,200
13	2009	\$582,400	\$2,900	\$600	\$1,039,800	\$1,625,700
14	2008	\$523,200	\$2,900	\$600	\$1,083,700	\$1,610,400
16	2007	\$521,900	\$2,900	\$600	\$1,083,700	\$1,609,100
17	2006	\$460,000	\$2,900	\$900	\$1,083,900	\$1,547,700
18	2005	\$401,100	\$2,800	\$5,500	\$985,400	\$1,394,800
19	2004	\$309,500	\$2,800	\$5,500	\$985,400	\$1,303,200
20	2003	\$296,800	\$2,800	\$5,500	\$600,000	\$905,100
21	2002	\$296,800	\$2,800	\$5,500	\$600,000	\$905,100
22	2001	\$296,800	\$2,900	\$5,500	\$600,000	\$905,200
23	2000	\$263,500	\$2,500	\$5,500	\$287,300	\$558,800
24	1999	\$263,500	\$2,500	\$4,700	\$287,300	\$558,000
25	1998	\$253,900	\$2,500	\$4,700	\$287,300	\$548,400
26	1997	\$316,900	\$0	\$0	\$287,300	\$605,700
27	1996	\$316,900	\$0	\$0	\$287,300	\$605,700
28	1995	\$316,900	\$0	\$0	\$287,300	\$605,700
29	1994	\$306,600	\$0	\$0	\$258,600	\$566,700
30	1993	\$306,600	\$0	\$0	\$258,600	\$566,700
31	1992	\$348,500	\$0	\$0	\$287,300	\$637,500
32	1991	\$374,600	\$0	\$0	\$344,700	\$722,300
33	1990	\$374,600	\$0	\$0	\$344,700	\$722,300
34	1989	\$374,600	\$0	\$0	\$344,700	\$722,300
35	1988	\$191,300	\$0	\$0	\$147,500	\$343,600
36	1987	\$191,300	\$0	\$0	\$147,500	\$343,600
37	1986	\$191,300	\$0	\$0	\$147,500	\$343,600

Photos

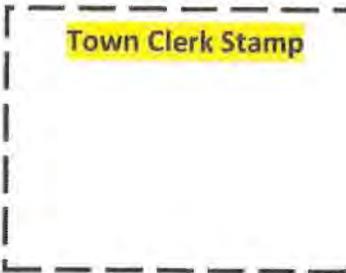








TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application June 25, 2021 Full Demotion Partial Demolition

Building Address: 17 Pearl Avenue
Number Street

Hyannis Assessor's Map # 287 Assessor's Parcel # 003
Village ZIP

Property Owner: Christian F. & Katherine N. Brunner (917) 826-2195
Name Phone#

Property Owner Mailing Address (if different than building address) 3 Sagamore Road, Wellesley, MA 02481

Property Owner e-mail address: katybrunner@icloud.com christianbrunner19@hotmail.com

Contractor/Agent: Gordon Clark, Northside Design Associates, Inc.

Contractor/Agent Mailing Address: 141 Main Street Yarmouthport, MA 02675

Contractor/Agent Contact Name and Phone #: Gordon Clark 508 362-9802
Name Phone #

Contractor/Agent Contact e-mail address: _____

Demolition Proposed - please itemize all changes:

Replace the existing inadequate CMU foundation, lift the house, construction a new foundation, expand the rear area to provide a 2 car garage with living space under the existing house, add an octagonal room space in the front southeast corner of the existing building.

Type of New Construction Proposed: 90% of existing house to remain

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1910 Additions Year Built: _____

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
 No Yes

[Signature]
 Property Owner/Agent Signature



northside design associates

141 main street yarmouth port MA 02675 (508) 362-2210 (508) 362-9802 (508) 362-5288 fax
email: northside1@comcast.net website: northsidedesign.com

Barnstable Historical Commission
367 Main Street
Hyannis, MA 02601

Re: 17 Pearl Avenue, Hyannis, MA

PROJECT NARRATIVE

This project is proposing to remodel the existing home with a plan to keep 90% of the existing house. It is proposed to replace the inadequate CMU foundation, lift the house, and construct a new foundation. After new foundation is constructed, renovations and additions would be undertaken.

The primary reason for this demolition filing is to allow an expansion to the house at the rear and provide 2 car garage with living space under the existing house. There is proposed an added octagonal room space in the front southeast corner of the existing building to capture the views of the harbor. That room would be treated in the same architectural style as the existing "tower" structure at the rear northwest corner.

Landscaping and driveways will connect to the existing access road.

No other options have been explored as 90% of the existing house is being kept. The new family simply requires more space.

Gallery

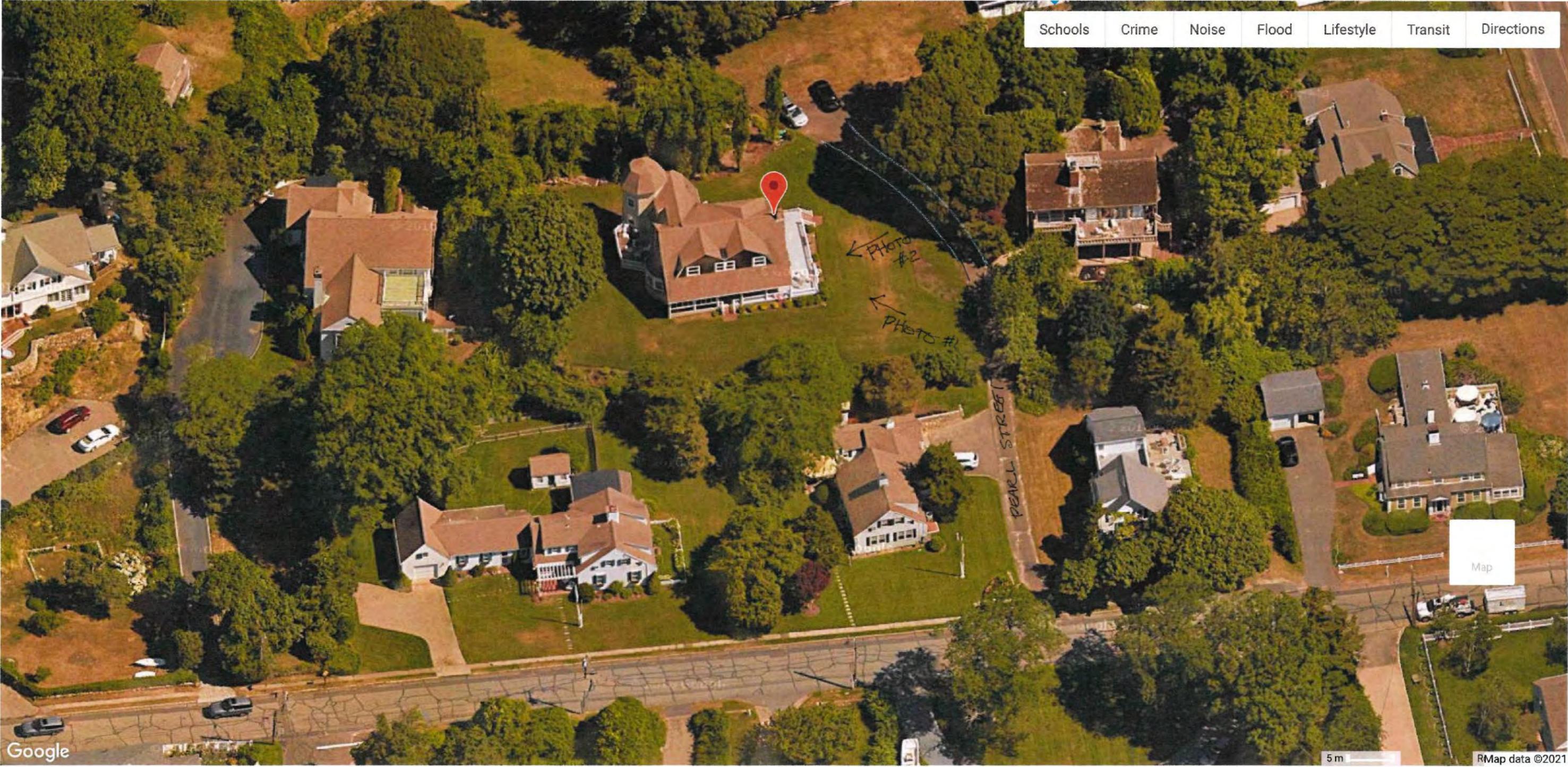
Map

StreetView

Request a FREE Analysis



Schools Crime Noise Flood Lifestyle Transit Directions



Google

5 m

RMap data ©2021



PHOTO #1 ABUTTING PEARL STREET



PHOTO #2 ABUTTING PEARL STREET





Location Map:
1" = 2,000±'

N/F
Ralph & Linda Linsalata
Map: 287 Parcel: 155

N/F
41 Overlea LLC
Map: 287 Parcel: 010

N/F
McDermott, Mary Louise Roberts TR
Map: 287 Parcel: 001002

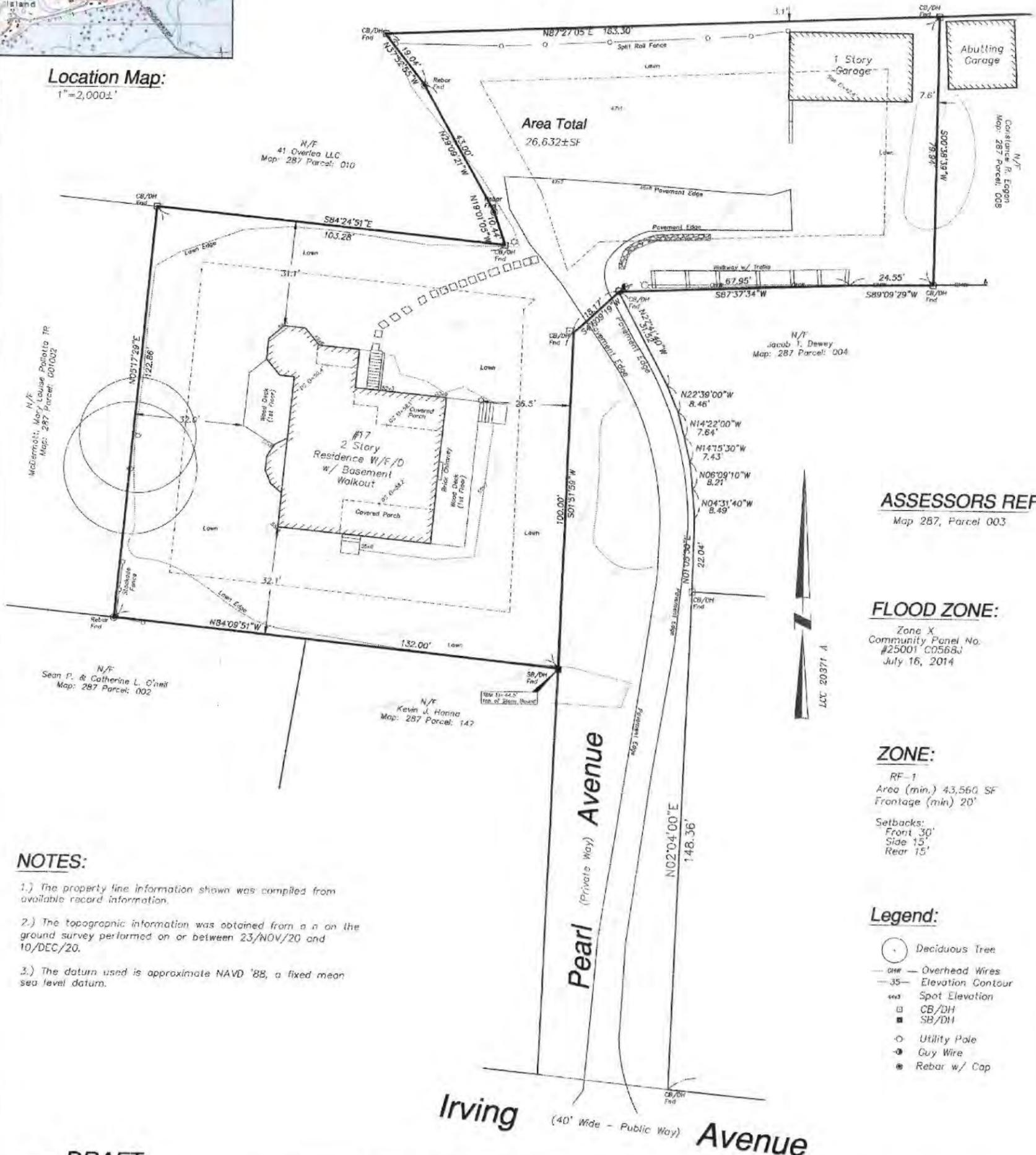
N/F
Sean P. & Catherine L. O'Neil
Map: 287 Parcel: 002

N/F
Kevin J. Hanna
Map: 287 Parcel: 147

N/F
Jacob T. Dewey
Map: 287 Parcel: 004

N/F
Constance R. Egan
Map: 287 Parcel: 008

Area Total
26,632±SF



ASSESSORS REF.:
Map 287, Parcel 003

FLOOD ZONE:
Zone X
Community Panel No.
#25001 C0566J
July 16, 2014

ZONE:
RF-1
Area (min.) 43,560 SF
Frontage (min) 20'
Setbacks:
Front 30'
Side 15'
Rear 15'

- Legend:**
- Deciduous Tree
 - OHW — Overhead Wires
 - 35 — Elevation Contour
 - Spot Elevation
 - CB/DH
 - SB/DH
 - Utility Pole
 - Guy Wire
 - Rebar w/ Cap

NOTES:

- 1.) The property line information shown was compiled from available record information.
- 2.) The topographic information was obtained from a n on the ground survey performed on or between 23/NOV/20 and 10/DEC/20.
- 3.) The datum used is approximate NAVD '88, a fixed mean sea level datum.

DRAFT

Sheet 1 of 1	Title: Existing Conditions Plan of Land at 17 Pearl Avenue Barnstable (Hyannisport) Mass.		PREPARED FOR: Christian Brunner	PREPARED BY: CapeSurv
	Date: January 5, 2021	Scale: 1"=20'	23 West Bay Rd, Suite G Osterville MA 02655 (508) 420-3994 / 420-3995fax www.capesurv.com	
		Field: WHK/ASK		Review: RRL
		Comp/Draft: ASK/RRL		Drawing #: WHK/ASK





Location Map:
1"=2,000±'

N/F
Ralph & Linda Lineolata
Map: 287 Parcel: 155

N/F
41 Overlea LLC
Map: 287 Parcel: 010

N/F
McDermott, Mary Louise Palletta TR
Map: 287 Parcel: 001002

N/F
Jacob T. Dewey
Map: 287 Parcel: 004

N/F
Constantine R. Egan
Map: 287 Parcel: 008

N/F
Sean P. & Catherine L. O'Neil
Map: 287 Parcel: 002

N/F
Kevin & Hanna
Map: 287 Parcel: 147

Area Total
26,632±SF

ASSESSORS REF.:
Map 287, Parcel 003

FLOOD ZONE:
Zone X
Community Panel No.
#25001 C0568J
July 16, 2014

ZONE:
RF-1
Area (min.) 43,560 SF
Frontage (min) 20'

Setbacks:
Front 30'
Side 15'
Rear 15'

Legend:

- Deciduous Tree
- OHW --- Overhead Wires
- 35--- Elevation Contour
- 463 Spot Elevation
- CB/DH
- SB/DH
- Utility Pole
- Guy Wire
- Rebar w/ Cap

NOTES:

- 1.) The property line information shown was compiled from available record information.
- 2.) The topographic information was obtained from a n on the ground survey performed on or between 23/NOV/20 and 10/DEC/20.
- 3.) The datum used is approximate NAVD '88, a fixed mean sea level datum.

Pearl Avenue (Private Way)
Irving Avenue (40' Wide - Public Way)

DRAFT

Title:
**Proposed Conditions
Plan of Land at
17 Pearl Avenue
Barnstable (Hyannisport) Mass.**

Date: **January 5, 2021**

Scale: **1"=30'**

PREPARED FOR:
Christian Brunner

PREPARED BY:
CapeSurv
23 West Bay Rd, Suite G
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com



Field: WHK/ASK
Comp/Draft: ASK/RRL
Review: RRL
Drawing # WHK/ASK

Sheet
1 of 1



RIGHT SIDE ELEVATION
NORTH



REAR ELEVATION
WEST

GENERAL NOTES

1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

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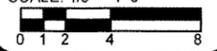
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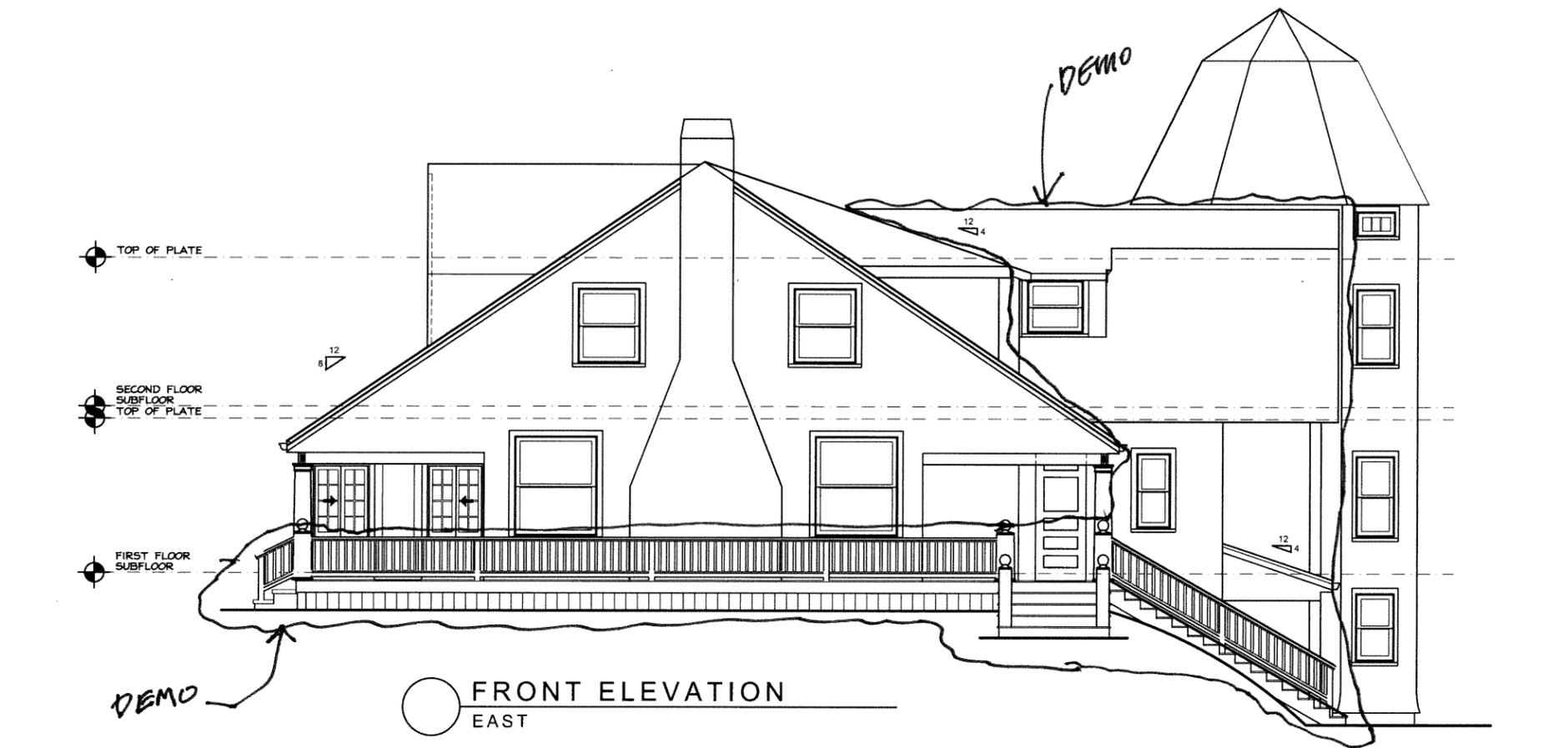
STRUCTURAL ENGINEER:
TAYLOR DESIGN LLC
 STAMP:

PROJECT:
EXISTING
BRUNNER RESIDENCE
 17 PEARLE AVE
 BARNSTABLE, MA.

TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"


PROJECT #: 20-34	SHEET EX.5
DATE: 1/26/21	OF 5



○ FRONT ELEVATION
EAST



○ LEFT SIDE ELEVATION
SOUTH

- GENERAL NOTES**
1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
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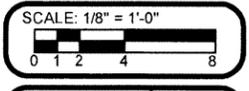
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NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

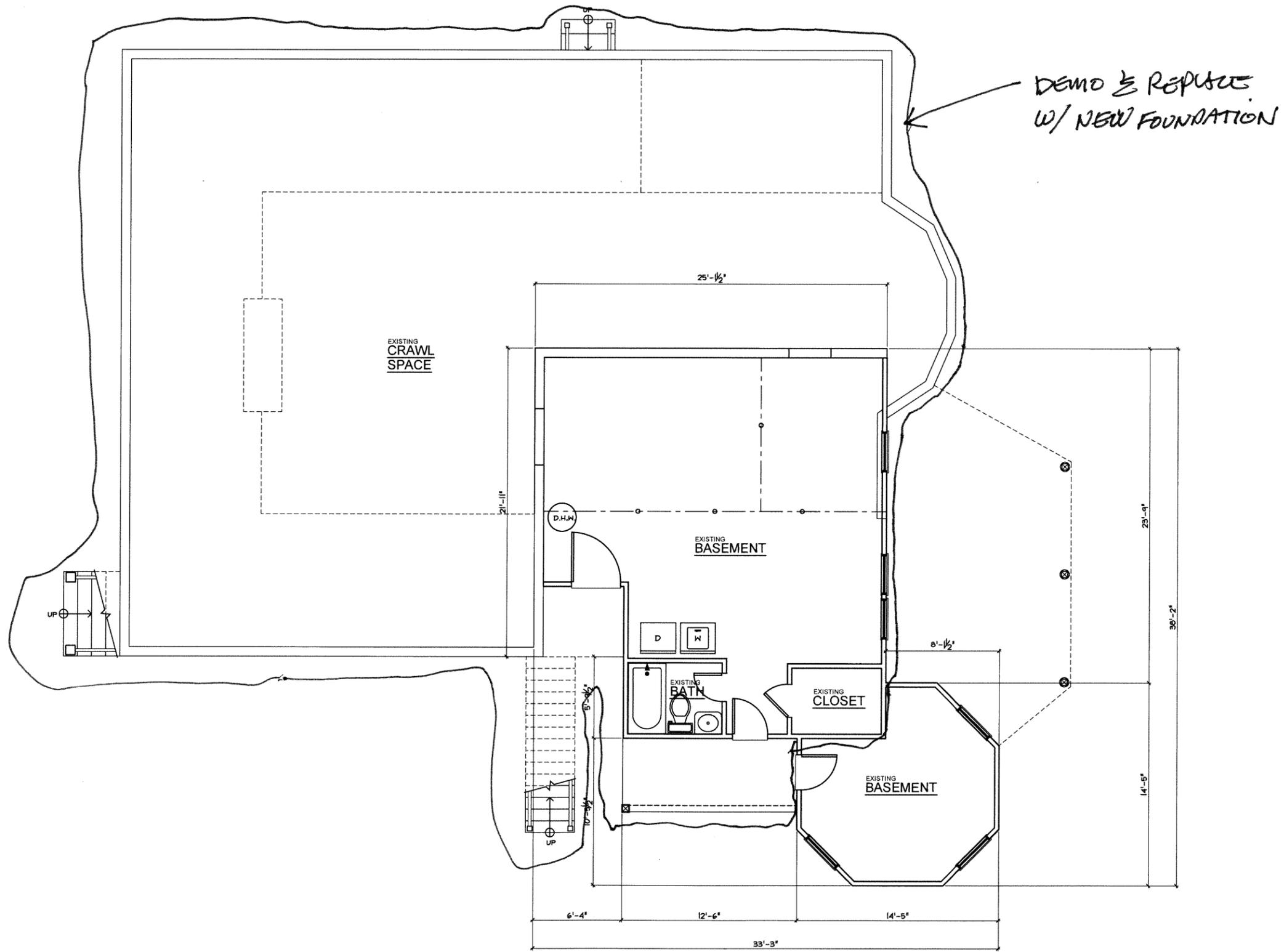
STAMP:

PROJECT:
EXISTING
BRUNNER
RESIDENCE
17 PEARLE AVE
BARNSTABLE, MA.

TITLE:
ELEVATIONS



PROJECT #: 20-34	SHEET EX.4
DATE: 1/26/21	OF 5



○ BASEMENT PLAN



- GENERAL NOTES**
1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
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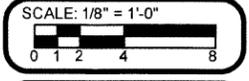
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 NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER: TAYLOR DESIGN LLC
STAMP:

PROJECT:
 EXISTING BRUNNER RESIDENCE
 17 PEARLE AVE
 BARNSTABLE, MA.

TITLE:
 BASEMENT PLAN



PROJECT #: 20-34	SHEET EX. 1
DATE: 1/26/21	OF 5

GENERAL NOTES

1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
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BUILDER:

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STRUCTURAL ENGINEER:
 TAYLOR
 DESIGN LLC

STAMP:

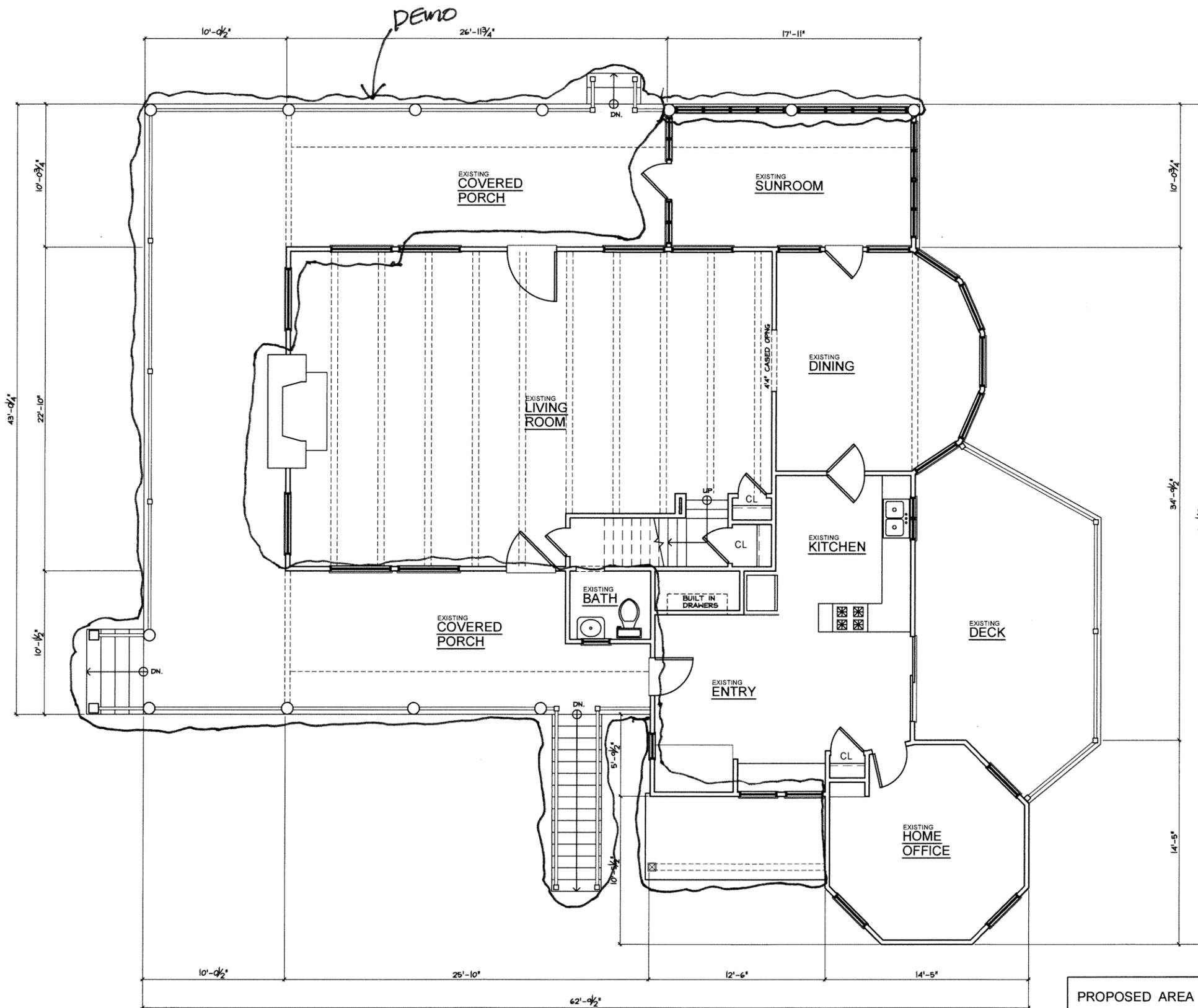
PROJECT:
 EXISTING
 BRUNNER
 RESIDENCE
 17 PEARLE AVE
 BARNSTABLE, MA.

TITLE:
 FIRST FLOOR
 PLAN

SCALE: 1/8" = 1'-0"



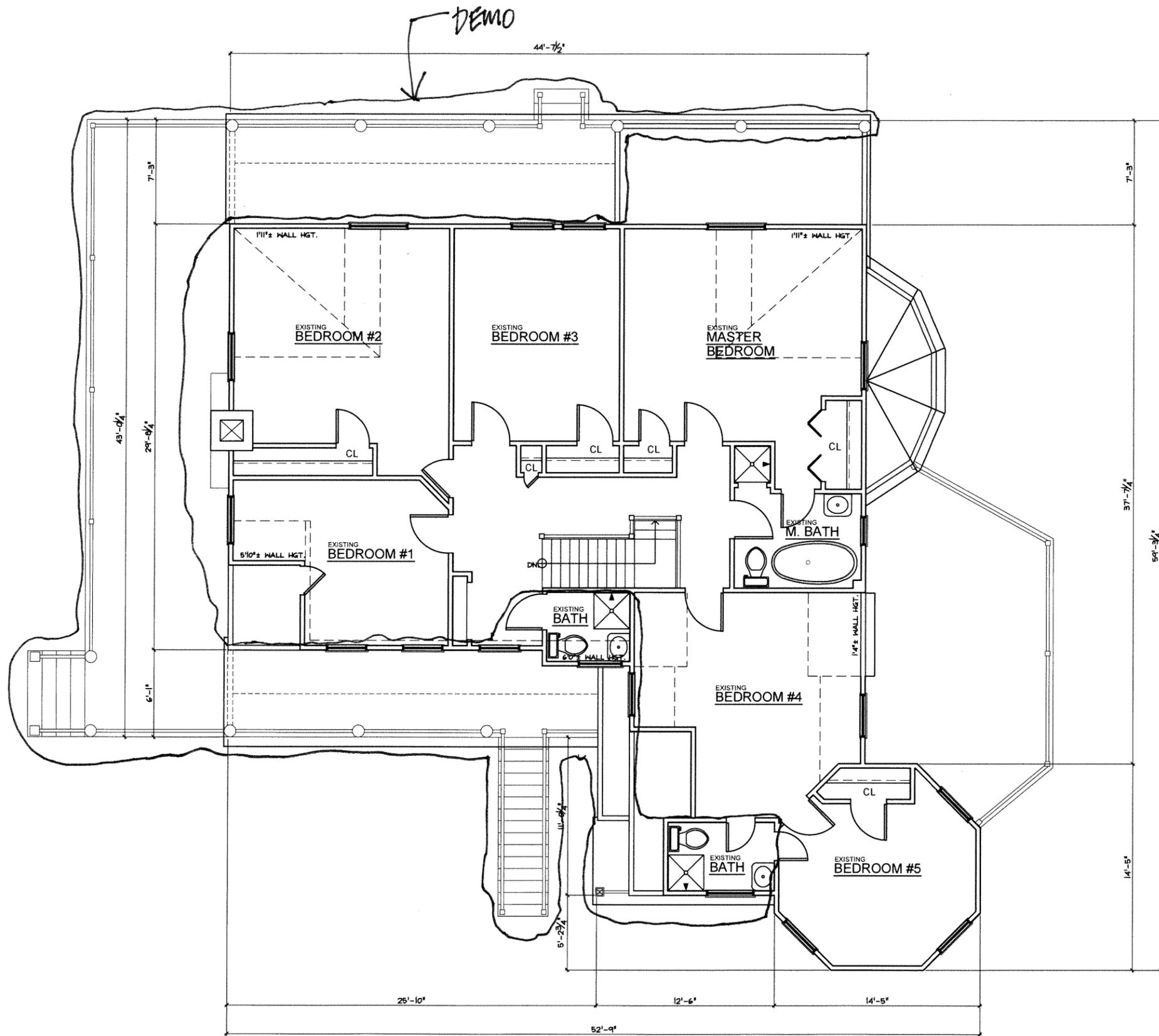
PROJECT #: 20-34	SHEET EX.2
DATE: 1/26/21	OF 5



FIRST FLOOR PLAN



PROPOSED AREA	
FIRST FLOOR LIVING	925 SF
SECOND FLOOR LIVING	1627 SF
TOTAL LIVING AREA	2552 SF
COVERED PORCH/ PORCH	925 SF
DECK	270 SF
FULL BASEMENT	794 SF
TOTAL AREA	4541 SF



○ SECOND FLOOR PLAN



- GENERAL NOTES**
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 NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
 TAYLOR DESIGN LLC

STAMP:

PROJECT :
 EXISTING BRUNNER RESIDENCE
 17 PEARLE AVE BARNSTABLE, MA.

TITLE :
 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 0 1 2 4 8

PROJECT #: 20-34	SHEET EX.3
DATE: 1/26/21	OF 5

FRONT ELEVATION
(south)



- GENERAL NOTES
1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
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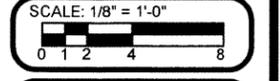
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NORTHSIDEDESIGN.COM
NORTHSIDE1@COMCAST.NET

STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

PROJECT:
PROPOSED
BRUNNER
RESIDENCE
17 PEARL AVE.
HYANNISPORT, MA.

TITLE:
FRONT ELEVATION
OPTIONS 1&2



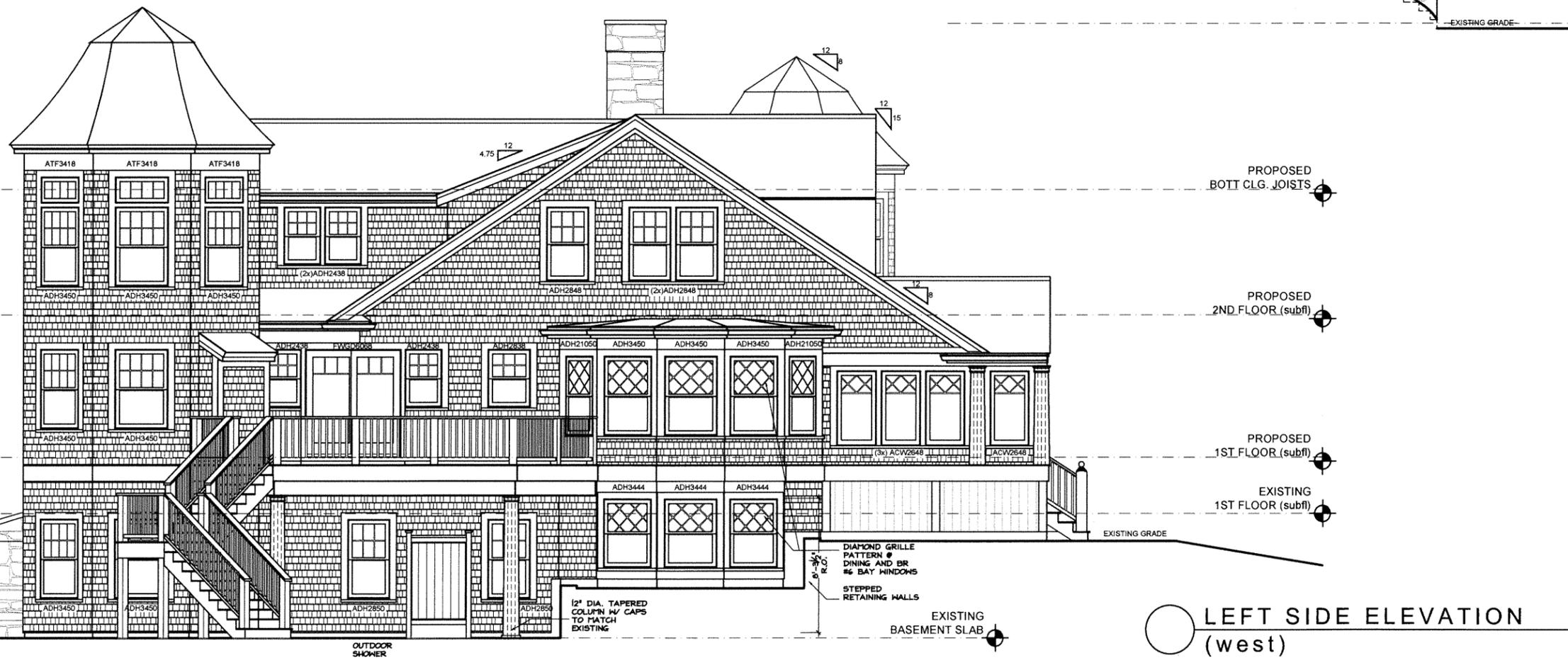
PROJECT #: 20-34 SHEET A.4
DATE: 6/16/21 OF 5

REAR ELEVATION
(south)



BRACKET
SUPPORTED
SHED ROOF
OVER DOORS

RIGHT SIDE ELEVATION
(east)



LEFT SIDE ELEVATION
(west)

GENERAL NOTES

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STRUCTURAL ENGINEER:
TAYLOR
DESIGN LLC

PROJECT:
PROPOSED
BRUNNER
RESIDENCE
17 PEARL AVE.
HYANNISPORT, MA.

TITLE:
RIGHT ELEVATION
OPTIONS 1&2

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT #: 20-34	SHEET A.5
DATE: 6/16/21	OF 5

- GENERAL NOTES**
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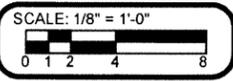
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STRUCTURAL ENGINEER: TAYLOR DESIGN LLC

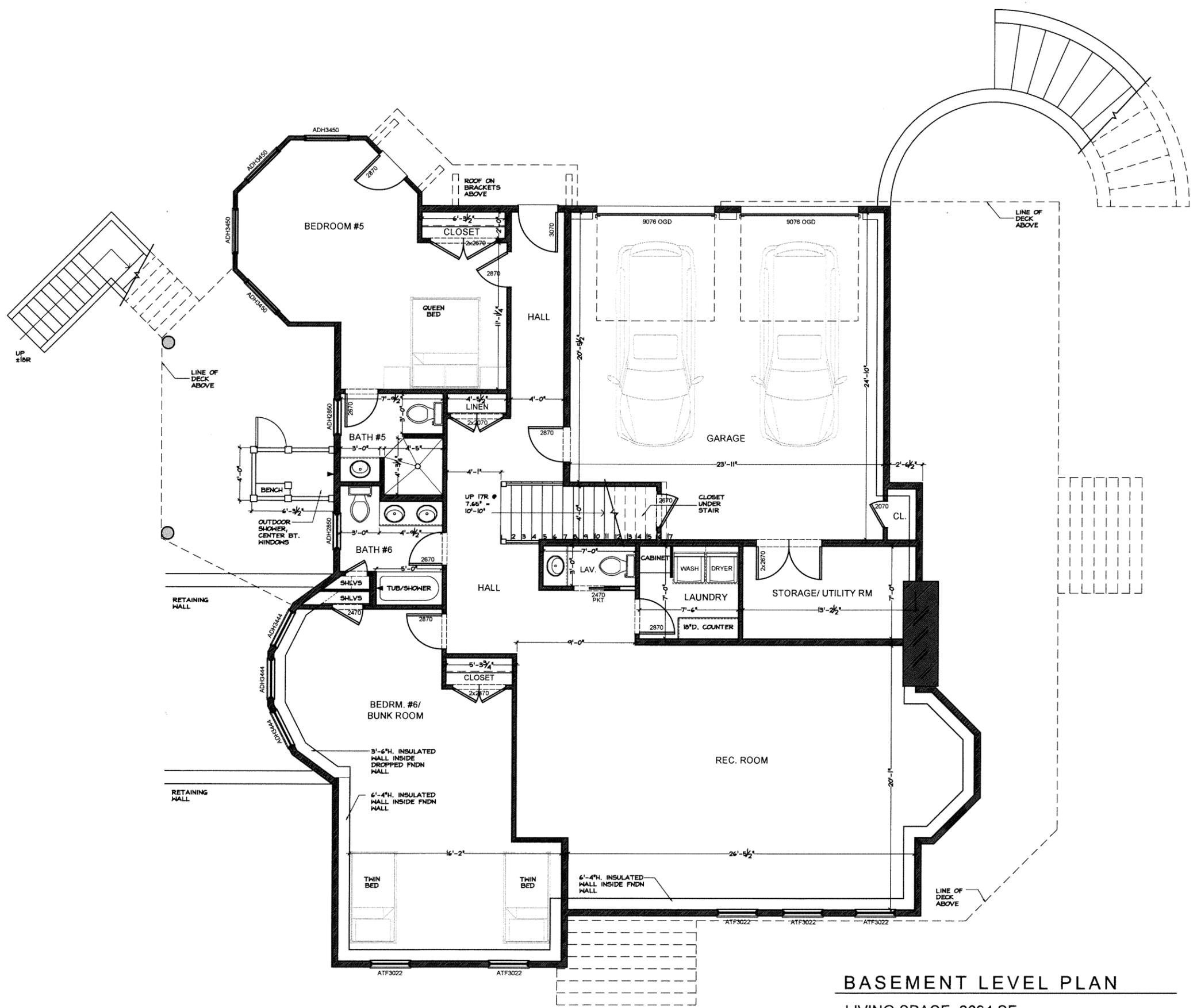
STAMP:

PROJECT:
 PROPOSED
BRUNNER RESIDENCE
 17 PEARL AVE.
 HYANNISPORT, MA.

TITLE:
 1ST FLOOR PLAN



PROJECT #: 20-34	SHEET A.1
DATE: 6/16/21	OF 5



BASEMENT LEVEL PLAN
 LIVING SPACE: 2694 SF

GENERAL NOTES

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BUILDER:

DESIGNER: **NORTHSIDE
DESIGN
ASSOCIATES**

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(508) 362-2210 (508) 362-9802
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STRUCTURAL ENGINEER:
**TAYLOR
DESIGN LLC**

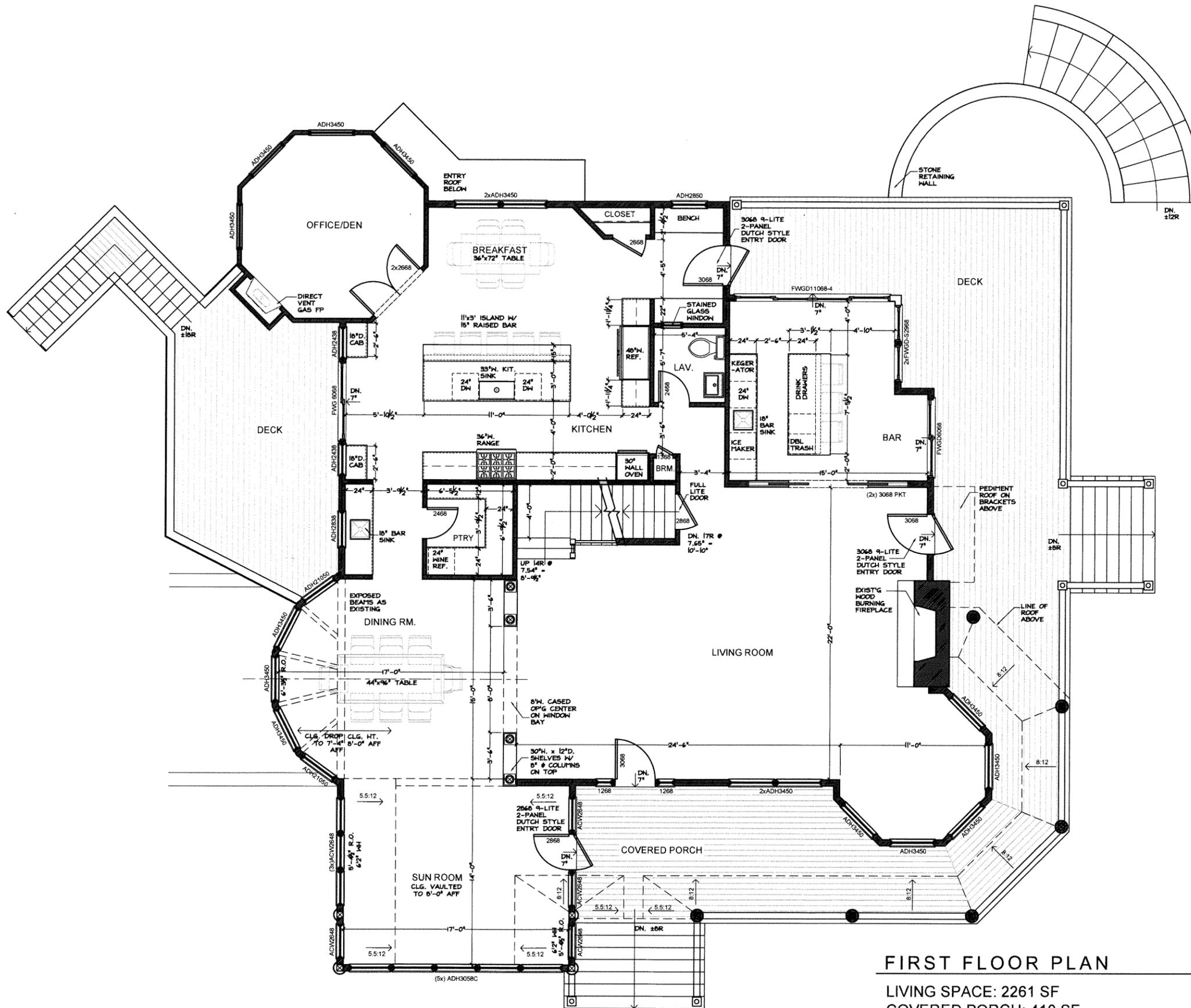
STAMP:

PROJECT:
PROPOSED
**BRUNNER
RESIDENCE**
17 PEARL AVE.
HYANNISPORT, MA.

TITLE:
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 1 2 4 8

PROJECT #: 20-34	SHEET A.2
DATE: 6/16/21	OF 5



FIRST FLOOR PLAN

LIVING SPACE: 2261 SF
COVERED PORCH: 410 SF
UNCOVERED DECKS: 769 SF

GENERAL NOTES

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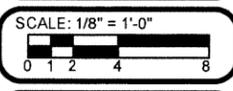
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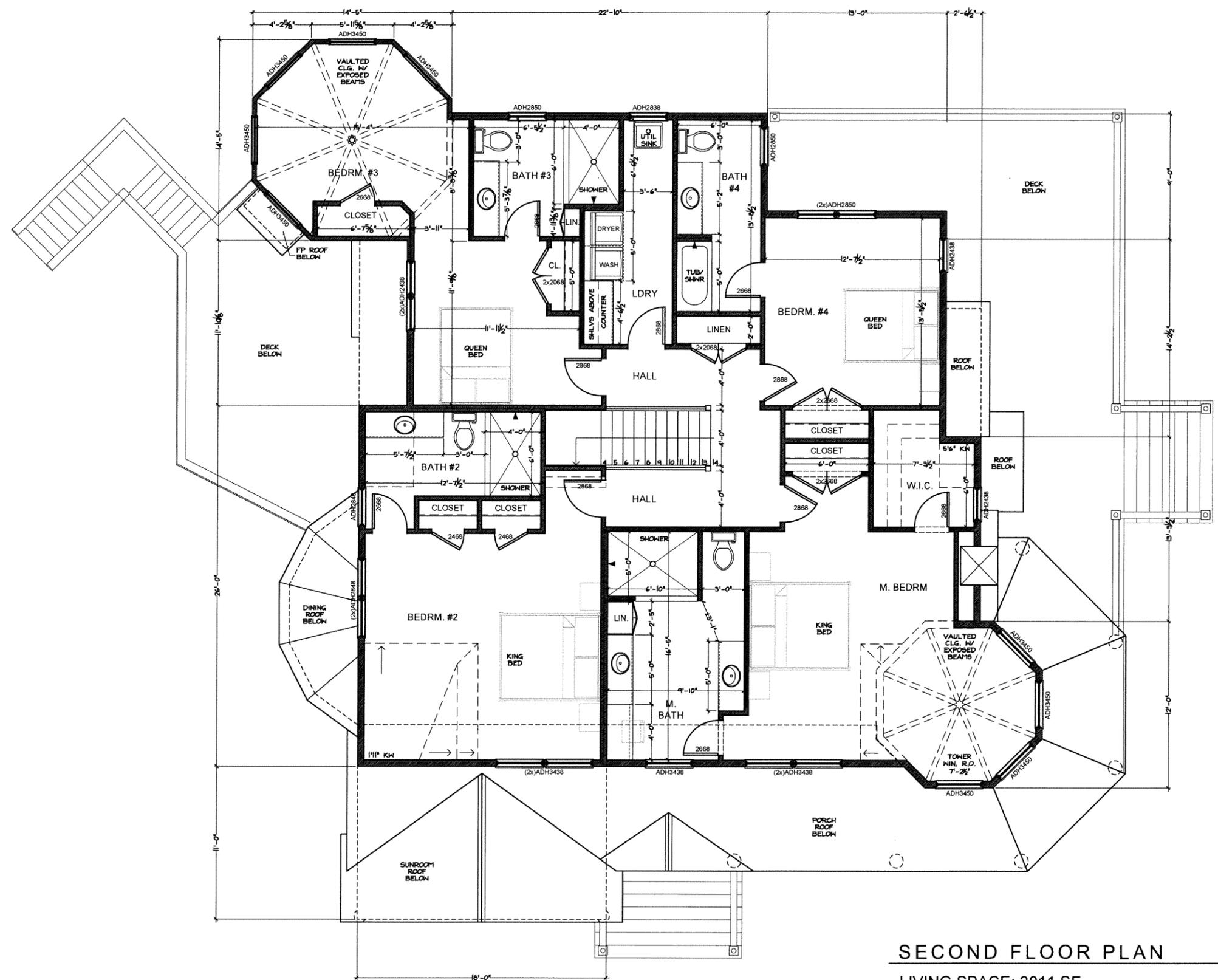
STAMP:

PROJECT: PROPOSED BRUNNER RESIDENCE
 17 PEARL AVE. HYANNISPORT, MA.

TITLE: 3RD FLOOR PLAN



PROJECT #: 20-34	SHEET A.3
DATE: 6/16/21	OF 5



SECOND FLOOR PLAN

LIVING SPACE: 2011 SF

Logan, Erin

From: Danna Allen <Danna.Allen@erm.com> on behalf of ERM NA Vineyard Wind South Section 106 <ERM.NAVineyardWindSouthSection106@erm.com>
Sent: Wednesday, June 30, 2021 3:51 PM
To: Logan, Erin
Cc: Danna Allen
Subject: Notice of Intent to Prepare an Environmental Impact Statement for the Vineyard Wind South project
Attachments: 2021 June 30_Vineyard Wind South_Notice of Intent_Town of Barnstable (Hist. Comm.)_Logan.pdf

Ms. Logan,

This letter is to notify you that the Bureau of Ocean Energy Management (BOEM) has issued a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) for the Vineyard Wind South Project (the Project) in the *Federal Register*. The NOI can be found at www.boem.gov/Vineyard-Wind-South. This NOI commences the public scoping process for identifying issues and potential alternatives for consideration in the Project's EIS.

On behalf of BOEM, ERM is sending digital copies of these letters to you as well as mailing a paper copy of each letter to each primary and courtesy copied (cc'ed) party.

Please contact me if you require additional information. We look forward to working with you.

Sincerely,

Danna Allen
Principal Consultant
ERM
T +1 678-904-4399 | M +1 410-262-7450
E- danna.allen@erm.com | W www.erm.com

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30 June 2021

Ms. Erin Logan
Administrative Assistant
Town of Barnstable, Historical Commission
367 Main Street
Hyannis, MA 02601

RE: Notice of Intent for the Vineyard Wind South Project

Dear Ms. Logan,

This letter is to notify you that the Bureau of Ocean Energy Management (BOEM) has issued a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) for the Vineyard Wind South Project (the Project) in the *Federal Register*. The NOI can be found at www.boem.gov/Vineyard-Wind-South. This NOI commences the public scoping process for identifying issues and potential alternatives for consideration in the Project's EIS.

BOEM has assigned Environmental Resources Management, Inc. (ERM) as the third-party contractor to facilitate the NEPA process. All Federal oversight and decisions will remain with BOEM. ERM's role in the NEPA process is administrative; ERM will coordinate communication with the consulting parties; facilitate distribution of BOEM-approved documents; provide technical assistance; and arrange and lead meetings, webinars, or calls with consulting parties.

If approved, the goal of Vineyard Wind South is to develop commercial-scale offshore wind energy facilities in two phases in the southern portion of the Lease Area (OCS-A 0501), immediately southwest of the approved Vineyard Wind 1 project (also in OCS-A 0501). The Project would consist of up to 130 wind turbine positions, two to four Electrical Service Platforms (ESPs, also called "offshore substations"), inter-array cables, and up to five transmission cables making landfall in Barnstable, Massachusetts. Both phases of Vineyard Wind South would have a separate onshore transmission system connecting to the electrical grid at the existing West Barnstable Substation and include onshore export cable routes and up to three onshore substations in the Town of Barnstable. The wind turbine generators (WTGs) and offshore substations, array cables, and substation interconnector cables would be in Federal waters. The closest point of the Vineyard Wind South development is 19.9 miles south of Martha's Vineyard and 23.7 miles from Nantucket. It also may include one reactive compensation station (booster station) that would be located in one of two potential locations that are 14.62 miles south of Martha's Vineyard and 16.54 miles from Nantucket or 22.98 miles south of Martha's Vineyard and 19.24 miles from Nantucket. The offshore export cables would be buried below the seabed surface within Federal and state waters. Phase One of Vineyard Wind South (called "Park City Wind") would provide 804-megawatts (MW) of offshore wind energy. Phase Two would provide approximately 1,200-1,500 MW, for a total of 2,004 to 2,304 MW of offshore wind energy. The boundaries between Phase 1 and Phase 2 of the Project would be determined based on the final footprint of Phase 1, and would reflect the final approved footprint of the Vineyard Wind 1 project. The Project location is depicted on Figure 1.

Through this notice, BOEM seeks comment and input regarding the identification of historic properties and/or potential effects to historic properties from activities associated with approval of the Project, as well as reasonable alternatives (e.g., size, geographic, or other restrictions on construction and siting of facilities and activities), and potential mitigation measures to be analyzed in the EIS, as well as provide additional information.

As you may recall from our prior correspondence, BOEM is using the NEPA substitution for Section 106 as laid out in the regulations at 36 CFR § 800.8. The NOI initiates a 30-day scoping period for the Project. BOEM intends to hold public scoping meetings to provide the public and Consulting Parties an opportunity to review project information and comment. You can find more information about the project Plan, as well as scoping meeting dates, times, and locations on BOEM's website at: www.boem.gov/Vineyard-Wind-South-Scoping-Virtual-Meeting.

Scoping comments may be submitted the following ways:

Through the regulations.gov web portal: Navigate to <https://www.regulations.gov> and search for Docket No. BOEM-2021-0047. Click on the "Comment Now!" button to the right of the document link. Enter your information and comment, then click "Submit".

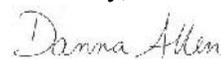
OR

In written form by mail, enclosed in an envelope labeled "Comment on the Vineyard Wind South Project Draft EIS" and addressed to the Program Manager, Office of Renewable Energy, Bureau of Ocean Energy Management, 45600 Woodland Road, VAM-OREP, Sterling, Virginia 20166.

Comments should be received or postmarked no later than July 30, 2021. If your comments contain confidential or sensitive information or to obtain more information on the Project or BOEM's policies associated with the NOI, please contact Danna Allen at ERM.NAVineyardWindSouthSection106@erm.com or (678) 904-4399. While comments can be submitted at any time, we encourage you to submit these during the scoping comment period, thus allowing BOEM to consider these comments in the development of the Draft EIS.

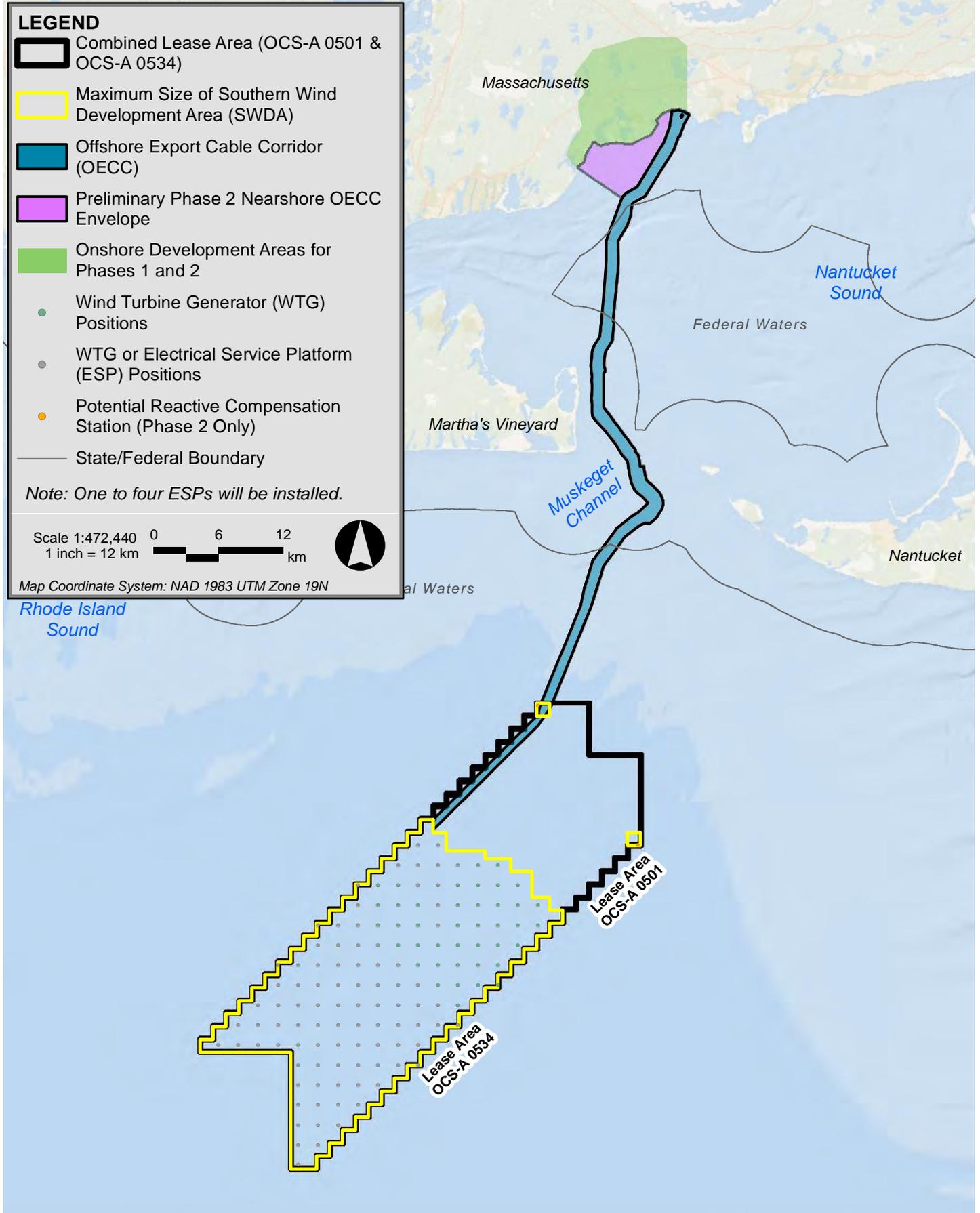
Please contact me if you require additional information. We look forward to working with you.

Sincerely,



Danna Allen
Principal Consultant, Cultural Resources
ERM

Enclosure



Vineyard Wind South



Figure 1
Vineyard Wind South Overview
Enclosure