

Town of Barnstable
Old King's Highway Historic District
MINUTES
October 14, 2009

To all persons deemed interested or affected by the Town of Barnstable's Old King's Highway Historic District Act under Section 9 of Chapter 470, Acts of 1973 as amended. You are hereby notified that a hearing was held on the following application at the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149) West Barnstable, MA at 7:00pm:

Committee Members Present: Pat Anderson, Elizabeth Nilsson, Carrie Bearse, George Jessop (Arrives 7:35pm)

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse that in the absence of the Chair, that Pat Anderson be appointed Temporary Chair for this Evening.

AYE: Nilsson, Bearse, Anderson

NAY: None

So Moved Unanimously

A quorum being met, Temporary Chair Anderson called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

New Applications

Lapinski, Ron & Ellen, 85 Lothrop's Lane, West Barnstable, Map 109, Parcel 005-003

14' X 24' Addition & Enclose Existing Screen Porch

Represented by Michael Ostrowski, & Ellen Lapinski

Mr. Ostrowski offered previous plans of existing screen porch and then presented new plans showing the addition and enclosure of the porch. Gable will come out 14ft and will match to existing house. Anderson windows as specified, cedar clapboard and cedar roof to match house. The new addition will consists of a bedroom, full bath and sitting area. Pat Anderson asked if anything would be done to the front of the house and Mr. Ostrowski confirmed that no work will be done on the front.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Ron & Ellen Lapinski at 85 Lothrop's Lane, West Barnstable as Submitted.

AYE: Nilsson, Bearse, Anderson

NAY: None

So Moved Unanimously

Eleftherakis, Peter & Susan, 81 Millway, Barnstable, Map 300, Parcel 011

Construct Pergola over Existing Deck

Represented by Jack Klim

Mr. Klim detailed the design and the materials to be used. Cedar Pressure treated 6x6 posts will be constructed over existing deck. Photos of the existing deck were provided as well as pictures of a constructed Pergola for style only.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Peter & Susan Eleftherakis at 81 Millway, Barnstable as Submitted.

AYE: Nilsson, Bearse, Anderson

NAY: None

So Moved Unanimously

Howe, Robert & Janice, 104 Harris Meadow Lane, Barnstable, Map 279, Parcel 087

Construct 24' X 24' 1 ½ Story Building and Install Swimming Pool

Represented by Bruce Devlin & Bob Ferreira

Bruce Devlin distributed revised drawings stamped received 10/14/2009 by OKH Staff and indicated that the only change to the previously submitted plans is the addition of a dormer and window to the rear elevation. Mr. Devlin also reviewed the Plot Plan with the members and stated the new building and the swimming pool can not be seen from any abutter view. Carrie Bearse noted that the landscaping plan is very close to the lot line and Mr. Devlin noted that the other lot is owned by the Applicants and that lot ties in now to the landscaping as well as the fact that their driveway is there. Carrie then asked if the cupola will have lighting and the answer was yes. Windows will have the sample grill pattern as home. Pat Anderson asked how the size of this cabana relates to the size of the homes in the area and Carrie noted that there are other properties in the neighborhood with pools and pool houses. Betty Nilsson addressed her concern with the interlocking stone wall proposed since the property has beautiful stone walls existing. Mr. Ferreira indicated that there were several reasons such as the interlocking wall is much more sound, will not be visible and lastly it is cost effective. Betty Nilsson feels that it should have landscaping and Mr. Ferreira stated that the landscaping plan indicates the wall will be covered with ivy and eventually hide the wall. Carrie Bearse asked if the Applicant has been the Zoning Board to check if this is considered a second dwelling. Paul Roma's advice was sought and he indicated that the Building Commissioner would have the final say and recommended Applicant review the project with him. Betty Nilsson agrees the size is large, however, if it falls within the zoning guidelines, she would be agreeable to the project.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Robert & Janice Howes at 104 Harris Meadow Lane, Barnstable as Submitted.

AYE: Bearse, Nilsson

NAY: Anderson

VOTE: Motion passes 2-1

Minor Modifications

Constantine, Charles, 66 Capes Trail, West Barnstable, Map 109, Parcel 013-007

New Chimney on Existing Foundation

Represented by Charles Constantine

Mr. Constantine explained that the foundation for the chimney was constructed when the house was built, however, the chimney never was. He would like red brick with some to be a shade darker for contrast.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Charles Constantine at 66 Capes Trail, West Barnstable as Submitted.

AYE: Bearse, Nilsson, Anderson

NAY: None

So Voted Unanimously

Barnstable County Sheriff's Office, 5195 Main Street, Barnstable, Map 299, Parcel 024

Signage

Represented by Ted Meyer

Mr. Meyer reported that they are moving into a new building and the existing sign is much larger than needed so they intend to replace with the same logo & lettering, simply on a smaller sign approximately ½ the size of the original. Carrie Bearse asked why the façade looks different on the submitted pictures showing the before and after. Mr. Meyer indicated that they also plan on enclosing the entryway. Pat Anderson informed the Applicant that this should be added to their Modification form as well and that the Committee should include this in their motion if no member has an objection.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for the Barnstable County Sheriff's Office at 5195 Main Street, Barnstable for new signage and entryway enclosure.

AYE: Bearse, Nilsson, Anderson

NAY: None

So Voted Unanimously

Exemptions

Berube, Dennis, 94 Millway, Barnstable, Map 300, Parcel 039-001

Shed 10/x12

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Dennis Berube of 94 Millway, Barnstable for a 10x 12 Shed as Submitted.

AYE: Bearse, Nilsson, Anderson

NAY: None

So Voted Unanimously

NOTE: George Jessop arrives (delayed due to flight schedule from Nantucket)

Informal

George Blakely, Builder

4096 Route 6A, Cummaquid, Map 336, Parcel 054

Informal Discussion for Proposed Second Story Deck

Mr. Blakely stated that he wished to discuss informally a sample design for a second story deck and dormer with the Members before having homeowner invest in drawings and such. Sample deck is approximately 5 feet wide; dormer would have two windows matching the ones below and a French door. George Jessop asked about the posts below the deck and how high they would be and if it was necessary to go with posts rather than a heavy timber framing. Mr. Blakely indicated approximately 12-14 feet and feels you would have to go with post because it is a post & beam building. Carrie Bearse is not opposed to the dormer, but does not feel that the decking would be appropriate. Pat Anderson asked Mr. Blakely to discuss the option of just the dormer, the two windows and the French door with the Homeowners and if agreeable, to return to this Committee with a Certificate of Appropriateness.

Correspondence Received

Letter from Blair L. Perry re: Cummaquid Heights Sign at Dromoland Ln./Mary Dunn Road

Mr. Perry was available and presented the Members with an update of his meeting with the Cummaquid Heights Association. According to Mr. Perry, the Association stated that if the sign is illegal, they will take it down. The Association indicated that they would get back to Mr. Perry within a week and that has not happened. Pat Anderson detailed the Committees role in that they only approve the aesthetics of the sign and that the Building Department was charged with enforcement. She recommends he contact the Building Commissioner and request a meeting.

Approval of Minutes

Minutes of September 23, 2009

The Approval of Minutes of September 23, 2009 will be continued to October 28, 2009 to allow members time to review.

Having no further business before this Committee, a motion was duly made by Carrie Bearse, seconded by George Jessop to Adjourn the Meeting at 8:00pm.

So voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary