

**Town of Barnstable**  
**Old King's Highway Historic District**  
**MINUTES**  
**Wednesday, JULY 13, 2011**  
**7:00PM**

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 at the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA on the following application:

**Committee Members Present: George Jessop, Pat Anderson, Carrie Bearse, Bill Mullin, Elizabeth Nilsson**  
**Committee Members Absent: None**

A quorum being met, Chair Jessop 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.

**CONTINUED APPLICATIONS**

**Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable**

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road

(Continued from February 23, March 09, 23, April 11, 27, May 11, 25, 2011)

**Applicant has requested an Extension to July 27, 2011**

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness to July 27, 2011**

**So Voted Unanimously**

**NEW APPLICATIONS**

**3239 Main LLC, 3239 Main Street, Barnstable, Map 299, Parcel 020**

Signage (Business Sign, Directional Sign & Window Lettering)

Represented by Mike Caggiano, Plymouth Sign

Proposing to add signage for Cape Cod Five, one directional sign to lead customers to the back parking lot area where the ATM machine is located and one window sign on the rear of the building. The window sign will be white lettering applied to the glass. The Cape Cod Five sign will have blue letters and an off white background. The Cape Cod Five sign will be carved wood.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for 3239 Main LLC at 3239 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Dorman, Kenneth & Raftery, Kathleen, 113 Boulder Road, Barnstable, Map 315, Parcel 030**

Addition to Existing Garage

Represented by Thomas Moore Designs

Mr. Moore explained that the owners wish to add a bay to the existing one bay garage. All materials will match existing. Siding and trim will also match existing. The new overhead door will match that of the other which is a metal door.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Kenneth Dorman & Kathleen Raftery at 113 Boulder Road, Barnstable as Submitted for addition to existing garage.**

**So Voted Unanimously**

**Lindeman, Amy, 475 Cedar Street, W. Barnstable, Map 108, Parcel 015**

Change of Exterior Paint Color

Represented by Amy Lindeman & Charles Gouger

Ms. Lindeman presented a sample of the color which is proposed as Benjamin Moore Eternity (grey) for the clapboards only. Trim will remain white.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Amy Lindeman at 475 Cedar Street, W. Barnstable as Submitted.**

**So Voted Unanimously**

**Swift, William & Catherine, 3580 Main Street, Barnstable, Map 318, Parcel 050**

Construct 36' x 22' Pole Barn

Represented by William Swift

Mr. Swift stated that this will be a three sided structure to keep equipment dry. The location is in the rear of the property and approximately half way down the lot. George Jessop confirmed that the doors will open towards to east facing elevation. All natural materials are proposed.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for William & Catherine Swift at 3580 Main Street, Barnstable for a Pole Barn as Submitted.**

**So voted Unanimously**

**Mahler, Lena, 41 Crocker Road, West Barnstable, Map 109, Parcel 041**

Install Solar Panels on Rear Roof of House

Represented by Buddy Wilt, Solar City

Mr. Wilt explained that they propose to install 22 panels on rear of house that will hook up to the electrical system and produce clean power. George Jessop asked if a new roof would be put on before installation and Mr. Wilt confirmed that they would. The colors of the panels are a blue black with black frames and rails. George Jessop noted that there is an inset dormer that is shallow on the rear of the house and the placement of the panels are held back from the dormer so the only way you will see them is if you are higher than the house itself.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Lena Mahler at 41 Crocker Road, West Barnstable as Submitted and note that the panels are on the back of the house and also that the house is not located on a main thoroughfare nor is it on a well traveled road.**

**So Voted Unanimously**

**Germani, Americo & Virginia, 65 Scudder Lane, Barnstable, Map 258, Parcel 013**

Construct 11' x 11' Addition, Swimming Pool & Fence, Native Stone Wall @ Pool Area, Add Cupola

Represented by David Parrella

Mr. Parrella wished to note that there are a couple of modifications to the application. The removal of a single window and re-shingle the side wall and the pool deck are not planned at this time. They wish to seek approval for an 11' x 11' addition at the rear of the house, add a cupola, install swimming pool, stone wall and fence. They also submitted a revised site plan that moved the pool and equipment location slightly due to concerns of neighbor.

A Letter from Abutter Rick Lamb was read into the record at this time.

A black vinyl chain link fence is proposed and Mr. Parrella presented a sample of the fencing. Black vinyl will blend into the view rather than a galvanized one which was suggested by Mr. Lamb.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Americo & Virginia Germani at 65 Scudder Lane, Barnstable as submitted with revised site plan and with the withdrawal of the request to remove single window and re-side wall as well as the withdrawal of request for deck pool.**

**So Voted Unanimously**

**Kinlin, Robert & Grover, Paul, 3256 Main Street, Barnstable, Map 299, Parcel 033**

Signage (Re-Submittal)

Represented by Robert Kinlin & Bryce Roberts, Instant Sign Co

Chairman Jessop noted for the record that this application is a re-submittal based upon a previous denial and subsequent approval of material at a different location.

Mr. Roberts presented samples of the HDU material and that of natural wood for members to review. Chairman Jessop asked for member comments and hearing none, asked for a Motion.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Resubmittal of the Certificate of Appropriateness for Robert Kinlin & Paul Grover at 3256 Main Street, Barnstable as Submitted for new signage made from HDU material.**

**VOTE:**

**AYE: Jessop, Bearse, Nilsson, Mullin**

**NAY: None**

**ABSTAINED: Anderson**

## **INFORMAL DISCUSSION**

### **William Swift, 3239 Main Street, Barnstable, Map 299, Parcel 020**

Request Comments on upcoming Renovations

Mr. Swift wished to receive feedback on proposed renovations he would like to make to this property. This is the former Bank of America building and he has owned it for a couple of years. They prepared a site plan, sat down with Growth Management Department and the Building Department. The Growth Management Department suggested he speak with this Board to discuss the project. There is currently a section of the building that is one story that he would like to make into a two story. He also owns the building next to it and that may be a project coming before this Board at another time. He also proposes to add onto the existing building and change the roof ridge. The ATM will stay as it exists as will the walkway and handicap access. The stairs will also remain where they are on the front of the building. The square footage is proposed to go from approximately 2600 to 4500.

Pat Anderson asked if he has questioned whether this will trigger a Cape Cod Commission review as it is a commercial building and you will be adding more than 25% to the structure. Mr. Swift said he did not and was not aware if this would apply. He stated that they want to try to retain the village atmosphere, but he does not want to go with something that represents the turn of the century. Without sufficient drawings of what is proposed, the members could not provide much feedback. Bill Mullin inquired if Mr. Swift could have his architect come up with an onion skin sketch that they could review, rather than full scale plans which can be expensive.

## **REQUEST FOR ONE YEAR EXTENSION**

### **Ehret, Gregory & Barbara, 21 Scudder Lane, Barnstable, Map 258, Parcel 001**

Request One Year Extension on Approval of New Single Family Home

**Motion duly made by Elizabeth Nilsson, seconded by Pat Anderson to Approve the Request for a One Year Extension for Gregory & Barbara Ehret at 21 Scudder Lane, Barnstable.**

**VOTE:**

**AYE: Jessop, Anderson, Nilsson, Mullin**

**NAY: None**

**ABSTAINED: Bearse**

## **CERTIFICATE OF EXEMPTIONS**

### **Lukas, Edmund, 6 Leonard Road, West Barnstable, Map 136, Parcel 011-002**

Installation of Windows on North & West Side of House with Interior Window Pane Grids

Represented by Edmund Lukas and Attorney Henchey

**NOTE:** Applicant filed both a Certificate of Exemption and a Minor Modification to Previously Approved Plans.

After discussion of the Committee, it was agreed that the Minor Modification was appropriate and the applicant withdrew the Certificate of Exemption. - See Minor Modification

### **Lombardi, Cheryl, 1650 Hyannis Road, Barnstable, Map 299, Parcel 064**

10 X 12 Shed

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Cheryl Lombardi at 1650 Hyannis Road, Barnstable as Submitted.**

## **MINOR MODIFICATION**

### **Lukas, Edmund, 6 Leonard Road, West Barnstable, Map 136, Parcel 011-002**

Installation of Windows on North & West Side of House with Interior Window Pane Grids

Attorney Henchey reviewed the history of the application and determined that exterior grills were installed on two sides of the structure and not on all sides as was this Committee's ruling. It was the owners misunderstanding that snap in grills would be permitted on the north and west elevations.

On the side of the house facing Sandy Neck Road, exterior grids were installed on most windows on that side, but one. Mr. Lukas will correct that for all windows facing Sandy Neck Road as this is visible from a public way. On

the west elevation facing Leonard Road, he will install interior grids. The abutting land on the north elevation is Conservation and there is no public view. With apologies, Mr. Henchey requests that the Committee approve the interior window pane grids for these elevations.

Carrie Bearse commented that when you have homes that you can not see the back of the house, they do often say that for the portion of the house that faces the street, exterior applied grills are desired, for the rear of the house, interior or no grids at all, but very rarely would they approve snap in grids. If the owner is willing to install Exterior grids to the one window need on Sandy Neck Road and interior grids for the north & west elevations, she believes it would reasonable for this Board to approve this request.

**Motion duly made Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Edmund Lukas at 6 Leonard Road, West Barnstable for interior grills on the north and west elevations and to complete the installation of exterior applied grills to the east elevation.**

**So Voted Unanimously**

### **CORRESPONDCE RECEIVED**

**Old King's Highway Regional Commission Decision #2010-4 Dated 6/28/2011**

**Ehret, Gregory & Barbara**

The Chair acknowledges the receipt of this correspondence

**Letter to OKH Regional Commission dated 6/30/2011 from Chairman requesting Clarification on Decision 2010-4 Ehret, Gregory & Barbara**

The Chair acknowledges the receipt of this correspondence

**Letter Massachusetts Historical Commission dated 6/27/2011 re: NSTAR SEMA 345kV Reliability Project, Carver, Bourne, Plymouth, Barnstable MHC#RC49321, EEA #14654**

The Chair acknowledges the receipt of this correspondence

### **APPROVAL OF MINUTES**

**April 13, 2011**

**Motion duly made by Pat Anderson, seconded by Elizabeth Nilsson to Approve the Minutes of April 12, 2011 as Submitted.**

**So Voted Unanimously**

**April 27, 2011**

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minutes of April 27, 2011 as Amended.**

**So Voted Unanimously**

**May 11, 2011**

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minutes of May 11, 2011 as Amended.**

**May 25, 2011**

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minutes of May 25, 2011 as Amended.**

**So Voted Unanimously**

**Having no further business before this Commission, a Motion was duly made by Bill Mullin, seconded by Elizabeth Nilsson to Adjourn the Meeting at 8:35pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary