

**Town of Barnstable
Old King's Highway Historic District**

MINUTES

Wednesday, March 28, 2012

6:30pm

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.

Committee Members Present: Carrie Bearse, Elizabeth Nilsson, Bill Mullin, Mary Blair Petiet

Committee Members Absent: George Jessop

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

NEW APPLICATIONS

Crisp, Ronald & Menard, Rebecca, 67 Pilots Way, W. Barnstable, Map 217, Parcel 024-W00

20' x 16' Shed

Represented by Ronald Crisp

Mr. Crisp stated that he wishes to build a shed exactly like the one he built at a previously owned home. The Members reviewed the photographs of the shed that were included with the application and concurred that the structure is appropriate.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Ronald Crisp & Rebecca Menard at 67 Pilots Way, W. Barnstable as Submitted for construction of a 20' x 16' Shed. So Voted Unanimously

Stather, Constance & John, 194 Salt Rock Road, Barnstable, Map 316, Parcel 016

Expand Existing Deck

Represented by Constance & John Stather

Mr. Stather explained that they wish to expand the existing 12' x 16' deck to 16' x 28'. Same material of pressure treated wood and the same railing system.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Constance & John Stather at 194 Salt Rock Road, Barnstable as Submitted.

So Voted Unanimously

Flores, John, 83 Keveney Lane, Barnstable, Map 351, Parcel 018

Change of Exterior Paint Color on House

Represented by John Flores

The members reviewed the color chips submitted with the application and agreed they are appropriate. House clapboards will be Storm Cloud (SW 6249), Trim will be Moderne White (SW 6168) and the Door to be Morning Fog (SW 6255)

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for John Flores at 83 Keveney Lane, Barnstable for Exterior Paint changes as Submitted.

So Voted Unanimously

Cook, Irene & Jeffrey, 133 Sunset Lane, Barnstable, Map 319, Parcel 022

Demolish Existing House & Attached Garage

Represented by Steve Cook, Cotuit Bay Design and Homeowners Irene & Jeffrey Cook

Steve Cook reviewed photographs of the existing house submitted with the application. He stated that there are a lot of issues with the house regarding foundation, living space and deterioration.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Demolition for Irene & Jeffrey Cook at 133 Sunset Lane, Barnstable as Submitted.

So Voted Unanimously

Cook, Irene & Jeffrey, 133 Sunset Lane, Barnstable, Map 319, Parcel 022

Construct New Two Story House & Attached Garage

Represented by Steve Cook, Cotuit Bay Design and Homeowners Irene & Jeffrey Cook

Mr. Cook stated that they are proposing a new two story, shingle style house in the same footprint and in the same general area as the existing property. The project will be going before Conservation and they are limited by the required set backs. Andersen windows with applied grills, stone veneer applied to the foundation, carriage style garage doors. The house was designed to fit in with other dwellings in the area in style and materials, as well as to capture the views of the surrounding area.

Carrie Bearse asked the height of the dwelling and Mr. Cook indicated that it was approximately 27-28 feet. Chair Bearse stated that the shingle style is appropriate as is the design and style; however, she is concerned with the height of the

structure. There are a lot of one story and two story houses in the area and to her, this looks more like a two and a half story house.

The Committee then reviewed photographs of many existing houses in the area that are two story and two and a half story structures. Mary Blair Petiet noted that she had reviewed the area and this house is in keeping with the others. Elizabeth Nilsson added that they have approved similar houses in the past. Ms. Nilsson asked the material of the driveway and Mr. Cook answered that it will be a shell driveway.

Mr. Cook stated that composite (azek) is proposed for the trim and decking due to the high wind and salt exposure. Carrie Bearse asked the material for the patio and Mr. Cook noted that they will be pavers.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Irene & Jeffrey Cook at 133 Sunset Lane, Barnstable to Building a New two-story House with attached Garage as Submitted.

So Voted Unanimously

Smiley, Richard & Thornton, Barbara, 76 Second Way, Barnstable, Map 319, Parcel 137

Construct Detached Garage

Represented by Wayne Bassett, Contractor

Mr. Bassett stated that the applicant wishes to build a 16' x 24' garage with stairs off the back going up to the deck. The garage doors will be white paneled with no windows other than the transoms above the doors. Railings for the decking will be pressure treated wood painted white. White cedar shingles and lighting over the door will match that of the existing house.

Abutter John Viola came forward with questions on the height of the structure versus the height of the existing dwelling. Mr. Bassett believes that the dwelling is approximately 26 feet and the garage, from the top of the railings will be 20 feet. Carrie Bearse noted that the garage height will be less than that of the house.

Elizabeth Nilsson asked if there was going to be any changes to the existing shed on the property and Mr. Bassett stated that they will simply be moving it from one corner of the lot to the other.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Richard Smiley and Barbara Thornton at 76 Second Way, Barnstable to Construct a Detached 16' x 24' Garage as Submitted.

So Voted Unanimously

NSTAR Electric Company, 661 Oak Street, W. Barnstable, Map 195, Parcel 029

Construct New Terminal Substation, Fencing, Safety & Identification Signage

Represented by Henry Oheim, Project Manager; Richard Johnson, Landscape Architect, Taya Dixon, Kate McEneaney

Mr. Oheim reviewed the construction of a new terminal substation upgrade. The station will be sited as far back as possible off Oak Street. They plan on improving the site entrance with a paved entrance, new gate and have worked with the Town to include drainage, landscaping and other features. There will be a chain link fence to enclose the area as well as 10" x 14" warning signs for anyone trying to gain entrance into the area.

The proposed metal building will be painted beige to match the existing. The lighting will be kept off, unless someone is there working on maintenance issues. It is proposed to be an unmanned center.

The landscaping will be native plants, if possible, to cut down on the visual impact. Unfortunately, previous landscaping that was in place has been removed from the property and they hope to replace with plants that would not be susceptible to removal. New landscaping plans are proposed to hide the views from Oak Street as well as from the Mid Cape Highway.

Elizabeth Nilsson inquired as to what landscaping is planned for the entrance on Oak Street. Mr. Johnson noted that there are drainage issues at the entrance, however, with the new gate there are significant plantings proposed at the entrance and hedges to the site. They also propose to have massive plantings to block the view of the new substation such as evergreens for year round screening. Elizabeth Nilsson noted that this landscape is not what was proposed to the Civic Association and believes it does nothing to block the view. Mr. Oheim stated that they agreed to another meeting with the Civic Association to present the landscaping plan.

Motion duly made by Bill Mullin, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for NSTAR Electric Company at 661 Oak Street, W. Barnstable as Submitted.

AYE: Bearse, Mullin, Petiet

ABSTAIN: Nilsson

Motion Carries 3-1

DISCUSSION

Munsey, Donna, 2429 Meetinghouse Way, W. Barnstable, Map 155, Parcel 020

Request of Applicant for review of Approved Application vs. Completed Project

Ms. Munsey detailed a dispute she is having with the contractor she hired to restore the side entryway. Members reviewed the approved application and the photographs submitted of the completed project. Carrie Bearse stated that at the last meeting they asked for the Building Department to review. Staff informed the Committee that this item was not on the publicly posted Agenda and therefore, needed to come back before this Committee having been legally posted within the required 48 hours prior to a Public Meeting if any action is to be taken. Staff also reminded members and the applicant that any action that the Building Department were to take would be directed to Ms. Munsey, as she was the one to submit for

the permit to do the work. Bill Mullin recommended that Ms. Munsey call the building department for a final inspection for her Certificate of Occupancy and have the Building Inspector reviewed the work.

MINOR MODIFICATIONS

Cape Cod Community College, 2240 Iyannough Road, W. Barnstable, Map 236, Parcel 005 B00 & W00

Relocation of Solar Array on Covered Parking Structure from Lot 12 to Lot 5

Motion duly made by Bill Mullin, seconded by Mary Blair Petiet to Approve the Minor Modification for Cape Cod Community College at 2240 Iyannough Road, W. Barnstable as Submitted.

So Voted Unanimously

Machnik, Todd & Tara, 139 Old Jail Lane, Barnstable, Map 278, Parcel 002-001

Modified Dormer Design

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minor Modification for Todd & Tara Machnik at 139 Old Jail Lane, Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Humane Society/Cape Wildlife, 4011 Main Street, Cummaquid, Map 335, Parcel 060

Removal of Rotted Cupola

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Exemption for the Humane Society/Cape Wildlife at 4011 Main Street, Cummaquid as Submitted.

So Voted Unanimously

O'Brien, Robert, 41 Deacon Court, Barnstable, Map 300, Parcel 056

Install Generator with 3' hedge surround at rear of property

Motion duly made by Bill Mullin, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Robert O'Brien at 41 Deacon Court, Barnstable as Submitted.

So Voted Unanimously

Kosman, Thomas & Weil, Ruth, 20 Sheep Meadow Road, W. Barnstable, Map 109, Parcel 020

Replace Windows (2), Install Skylight Rear of Home

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for Thomas Kosman & Ruth Weil at 20 Sheep Meadow Road, W. Barnstable as Submitted.

So Voted Unanimously

Marchessault, Steven, 18 Tally Ho Road, Barnstable, Map 298, Parcel 070

Fence

Members of the Committee reviewed the Certificate of Exemption and agreed that a photograph of the fence would be needed due to the discrepancy in the detailed description regarding black welded wire. A detail of the pergola was also requested. These steps are being taken as this fence is proposed for the front of the house rather than the rear and will be extremely visible.

APPROVAL OF MINUTES

Minutes of March 28, 2012

Correction made regarding the location of the two lighting fixtures proposed by the Long Range Planning Committee for Barnstable Village. The two test fixtures will be placed in front of the Dolphin Restaurant and Harden's Antique Shop.

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Minutes of March 28, 2012 as Corrected.

AYE: Barse, Nilsson, Petiet

ABSTAINED: Mullin (Not Present for Meeting)

Having no further business before this Commission, a Motion was duly made by Bill Mullin, seconded by Elizabeth Nilsson to Adjoin the Meeting at 7:50pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary