

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 12, 2016
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, West Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Ellen Merritt	Present
Paul Richard	Present
David Munsell, Jr.	Present

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

APPLICATIONS

Drago, Mark, 90 Bay View Road, Barnstable, Map 319, Parcel 031

Demolish Single Family Dwelling

Represented by Jack Scott, Hanlon Homes, Inc.

George Jessop noted that one of the problems with this property is that the driveway is right at the front door. Jack Scott concurred explaining that it is a pre-existing situation so they wish to set the new house back on the lot. There were restrictions due to the wetlands and they had to work within the confines of the Conservation Commission. Carrie Bearse added that the existing house is relatively small compared to other new houses in the neighborhood.

Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Demolition (Exhibit A) for Mark Drago at 90 Bay View Road, Barnstable as Submitted.

So Voted Unanimously

Drago, Mark, 90 Bay View Road, Barnstable, Map 319, Parcel 031

Construct New Single Family Dwelling with Attached Garage

Represented by Jack Scott, Hanlon Homes, Inc.

Mr. Scott detailed the project in which they tried to retain a Cape Cod style cottage and designed a house that would fit with the frontage that was allowed and stay out of the wetlands. The exterior design has extended breaks and frieze boards and 4/1 windows, red cedar roof. The front of the house will have white shingles while the rest of the elevations will have cedar that will weather. George Jessop indicated that the 4/1 window patterns are out of proportion and would recommend a 6/1. He also confirmed that the grills will be between the glass. There is also a door that has 6 lites, but one that also has 4 and the sliders is better served with a 6 lite pattern rather than the 4 lite. Jack Scott concurred, however, the windows in the dormer which are smaller and master bedroom which is square are better served as is with the 4 lite. Carrie Bearse confirmed the overall height of the building is 25'9" – 25'10". George Jessop questioned the balcony over the garage as there is no view of the water. Mr. Scott confirmed that there is a view of the water and it was a request of the homeowner. David Munsell, Jr. and Paul Richard agreed that it is appropriate.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit B) for Mark Drago at 90 Bay View Road, Barnstable as Revised to reflect a 6/1 window pattern with grills between the glass except on the dormer windows and square windows which will have a 4/1 pattern.

So Voted Unanimously

Koopman, Parker, 97 Vanduzer Road, Barnstable, Map 352, Parcel 060

Install Solar Panels Rear & Side Elevation

Represented by Noah Hayslip, NRG Home Solar

David Munsell, Jr. asked if the panels face the Northside and Mr. Hayslip confirmed that the panels are placed on the southeast and southwest elevations. The panels face away from the road due to the way the house is situated on the lot.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for Parker Koopman at 97 Vanduzer Road, Barnstable as Submitted due to the panels not visible from the road and the location on the dormers on the backside of the garage.
So Voted Unanimously**

Domenichelli, Claude & Dorothy, 320 Carriage Lane, Barnstable, Map 297, Parcel 029

Construct Additional Garage & 2nd Floor Room to Existing Garage

Represented by Alex Ranney, Contractor

Mr. Ranney stated that this is a simple addition to the garage and to add a second floor. All materials will be in keeping with the existing house. The windows will be upgraded to 6/6 and the intent is to have it appear as if it were always there. The garage is not visible from the road due to the long driveway. David Munsell, Jr. asked if they tried to match the roof lines on the second floor and Mr. Ranney stated that they did, however, it didn't really work. Paul Richard added that it is on the back of the house so it is not visible. George Jessop looked at the dormer projection and soffit and would suggest a flying rack. If the dormer was to be moved out, the funny roof line would disappear.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit D) for Claude & Dorothy Domenichelli at 320 Carriage Lane, Barnstable as Submitted.

So Voted Unanimously

Smith, Brian & Lori, 20 Gelding Circle, Barnstable, Map 297, Parcel 051

Install Solar Panels on Side Elevations of Garage

Represented by Joe Hackler, Cotuit Solar

Mr. Hackler noted that the side elevation of the garage where the panels will be installed is heavily treed. Carrie Bearse confirmed that the house is way off the beaten path. George Jessop confirmed that no trees will be removed.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Brian & Lori Smith at 20 Gelding Circle, Barnstable as Submitted due to location of panels and remote location of house and no abutter opposition.

So Voted Unanimously

Wilking, Cara, 46 Bayberry Lane, Barnstable, Map 335, Parcel 046

Replace Windows & Front Door

Represented by Paul & Mike Smith, Contractors

Homeowner is proposing to replace 13 double hung windows with Andersen woodright 6/6 removable grill pattern. The front door will be replaced with a white therma-tru fiberglass door with 6 panels similar to what is there now. Carrie Bearse noted that this Committee does not normally approve removable grills as when they fall out; you have this large piece of glass. Paul Richard suggested that they could be glued in with glazing tape that would actually adhere the grills to the glass.

Motion duly made by Ellen Merritt, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit F) for Cara Wilking at 46 Bayberry Lane, Barnstable as Revised that the removable grills be glued in and not removed.

So Voted Unanimously

Chase-Jones, Kathleen, named Buyer in a Purchase & Sales Agreement with Owner, 1540 Main Street LLC, 1540 Main Street, West Barnstable, Map 197, Parcel 015

Replace 2 Existing Signs

Represented by Kathleen Chase-Jones & Don Chase

Ms. Chase-Jones informed the Committee that she is in the process of purchasing the property and moving her business from Brewster. These are the existing signs and simply wish to replace them where the old signage used to be.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Kathleen Chase-Jones at 1540 Main Street, West Barnstable as Submitted.
So Voted Unanimously**

Vuilleumier, Marion & Louis, 4380 Main Street, Barnstable, Map 351, Parcel 042

Install 24 Ground Mount Solar Panels

Represented by Michael Mathewson, My Generation Energy

Chair Bearse read a letter into the record from abutters, John & Laurel Latus who were not in objection to the application, but had questions as to scale and size.

Mr. Mathewson explained that the proposal involves two rows of 12 panels each. The total area is 40 feet long, 21 feet deep and 4-5 feet high. Panels will be located in the garden area of the home and not near the right of way to the abutter's property. It will sit about 140 feet back from Route 6A. David Munsell, Jr. and Paul Richard confirmed that it is not visible and the right of way is heavily vegetated. Ellen Merritt concurred but felt that it could be visible from pedestrians and would like to see plantings on the southern edge facing Route 6A.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Marion & Louis Vuilleumier at 4380 Main Street, Barnstable as Revised to reflect plantings on the southern edge facing Route 6A so that the array is not visible to pedestrians.
So Voted Unanimously**

CERTIFICATE OF EXEMPTIONS

Lowrie, Frederic & McShane, Kathleen, 125 Calves Pasture Lane, Barnstable, Map 259, Parcel 002-001

Enclose Portion of Existing Deck on Rear Elevation

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit I) for Frederic Lowrie & Kathleen McShane at 125 Calves Pasture Lane, Barnstable as Submitted.
So Voted Unanimously**

Burke, Francis & Deborah, 191 Carlson Lane, West Barnstable, Map 110, Parcel 027

Replace Existing Door with Matching Window, Change of Exterior Clapboard Color

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit J) for Francis & Deborah Burke at 191 Carlson Lane, West Barnstable as Submitted.
So Voted Unanimously**

Town of Barnstable/BWB Elementary School, 2463 Main Street, West Barnstable, Map 257, Parcel 012

Replace Existing Wooden Playground

**Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit K) for Town of Barnstable/BWB Elementary School at 2463 Main Street, West Barnstable as Submitted.
So Voted Unanimously**

Miller, Wayne & Barbara, 208 Maple Street, West Barnstable, Map 132, Parcel 024

10' x 12' Shed

**Motion duly made by David Munsell, Jr., seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit L) for Wayne & Barbara Miller at 208 Maple Street, West Barnstable as Submitted.
So Voted Unanimously**

Swanson, Paul, 92 Acre Hill Road, Barnstable, Map 297, Parcel 059

12' x 16' Shed

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit M) for Paul Swanson at 92 Acre Hill Road, Barnstable as Submitted.
So Voted Unanimously**

APPROVAL OF MINUTES

July 27, 2016

September 14, 2016

The Minutes above were tabled to the next scheduled meeting on October 26, 2016.

Having no further business before this Committee, a motion was made by David Munsell, Jr., seconded by George Jessop to Adjourn the Meeting at 7:44pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Demolition – File 319/031 dtd 10.12.2016
Exhibit B – Certificate of Appropriateness – File 319/031 dtd 10.12.2016
Exhibit C – Certificate of Appropriateness – File 352/060 dtd 10.12.2016
Exhibit D – Certificate of Appropriateness – File 297/029 dtd 10.12.2016
Exhibit E – Certificate of Appropriateness – File 297/051 dtd 10.12.2016
Exhibit F – Certificate of Appropriateness – File 335/046 dtd 10.12.2016
Exhibit G – Certificate of Appropriateness – File 197/015 dtd 10.12.2016
Exhibit H – Certificate of Appropriateness – File 351/042 dtd 10.12.2016
Exhibit I – Certificate of Exemption – 2016 Exemption File dtd 10.12.2016
Exhibit J – Certificate of Exemption – 2016 Exemption File dtd 10.12.2016
Exhibit K – Certificate of Exemption – 2016 Exemption File dtd 10.12.2016
Exhibit L – Certificate of Exemption – 2016 Exemption File dtd 10.12.2016
Exhibit M – Certificate of Exemption – 2016 Exemption File dtd 10.12.2016