

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MEETING MINUTES
Tuesday, April 25, 2017
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:

Paul Richard	Present
Carrie Bearse	Present
George Jessop, AIA	Present
David Munsell Jr.	Absent
Lesley Wallace	Present
Ellen Merritt (alternate)	Absent

A quorum being met, Chair Richard called the hearing to order at 6:32 pm. 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.

CONTINUED APPLICATION

Pegasus Foundation dba Cape Wildlife Ctr, 4011 Main Street, Barnstable, Map 335 Parcel 060

Repaint existing sign to read 4011 Cape Wildlife Center

Representative: Bud Bergstrom & Zak Mertz (Director of Cape Wildlife Ctr)

Richard reads letter from Ann Canedy, in support of the sign. Richard refers to meeting minutes where there is no mention of moving the sign. However in the application the moving of the sign was approved. Richard explains that the abutter (at prior hearing) didn't care about color of the sign but requests that it gets moved. He further explains that the sign is visible from the public way. Richard suggests painting the mailbox to provide more direction for visitors.

Mertz advises that he when approached by abutter's, he sees that the tree blocks some. Mertz also explains that since the last hearing he put signs on the mailbox. He is willing to lower the sign so as to not obstruct the view of the abutter. He continues that most people he speaks with complain that they don't see the sign; they pass it and turn around in abutters' driveway. Mertz states that he does not want to be in conflict with abutters but feels moving sign will not be beneficial.

Jessop indicates that the current location, next to abutters' fence, implies that the abutters' home is the location of Cape Wildlife Center. Jessop suggests the option of adding "at rear" to the sign, to provide direction to clients. He continues by referring to the success of such signs by business in Yarmouth Port; namely, Jacks Outback II.

Mertz comments that he would be happy to take committee advice.

Bergstrom refers to the driveway size and hopes that an "in rear" sign would help the situation.

Mertz explains that part of the reason the sign is where it is due to the property line. Technically the abutters' fence is on Cape Wildlife land. This is not of concern to Cape Wildlife, merely an explanation to proximity.

Richard suggests painting rocks and putting them on driveway. Mertz agrees and is willing to work with the committees suggestions.

Bearse explains that main concern of the abutter's was due to placement of the sign. The change was approved in 2014. Beyond that, the concern was the color; but that is for the committee to determine.

Bergstrom advises that some people are not even aware that Cape Wildlife exists. He speaks on community involvement and feels it is important that the community knows that Cape Wildlife exists. He continues that at some point he would like to change Cape Wildlife to a Wildlife hospital and rehabilitation center.

Mertz adds that Cape Wildlife Center regularly deals with regulators; i.e. animal control. He points out the need to be identified.

Richard asks if they would consider a white background with blue letters?

Mertz replies that he would prefer it to be blue. Indicating that a white sign would get lost in the foliage.

Bearse reconfirms that the sign is the same size as the current sign.

Jessop states that adding rocks and a sign (48" X 8") indicating "at rear" would be subject to a minor modification. He reconfirms the current sign should be 24" x 48" with a pendant sign underneath, with an arrow or the words "at rear", or a combination of both.

Mertz states that the abutter is bothered by the height of the sign.

Jessop furthers that if 48" x 8" is not working we should use 48" x 6", if 48" X 8" blocks the view.

Bearse would like to the arrow to be an option. She urges Mertz to check with the abutter first and see what works for them (abutter).

Jessop indicates a 3 – 4 inch gap between the sign and the arrow/to rear should work.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness [Exhibit A] for Pegasus Foundation dba Cape Wildlife Center, 4011 Main Street, Barnstable, Map 335 Parcel 060, to repaint sign as indicated on the application as submitted, with the option to include a hanging arrow and/or add a sign that states "at rear", but only after discussion with abutter.

Nay: 0

Aye: 4

So Voted: Unanimous

APPLICATIONS

McNamee, Michael, 28 Percival Dr, West Barnstable, Map 111 Parcel 058

Changing exterior paint and trim on house, doors, shutters, and windows

Representative: Michael McNamee

Richard asks applicant what the trim is will be.

McNamee advises that it is a Cape with a one car garage, and will be all white.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness [Exhibit B] for Michael McNamee of 28 Percival Dr, West Barnstable, Map 111 Parcel 058, to change exterior paint and trim on the house, doors, shutters, and windows, as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

Marceau, Susan, 98 George St, Barnstable, Map 319 Parcel 069

Replace windows, doors, roof, deck, gutters. Repaint trim, and relocate outdoor shower

Representative: Susan Marceau, Peter Marceau

Upon review of the application, Bearse advises that the committee would not approve vinyl siding, options would be clapboard, or cedar shingles

Peter Marceau agrees to cedar shingles.

Jessop and Richard advise that they could stain the shingles. Peter Marceau agrees.

Richard asks about the reuse of the gutters.

Peter Marceau advises they are plastic and in poor condition.

Bearse advises the azek for trim is ok but asks that they paint it.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness [Exhibit C] for Susan Marceau of 98 George Street, Barnstable, Map 319 Parcel 069, to replace windows, doors, roof, deck, and gutters. Repaint trim and relocate outdoor shower as indicated on the plans submitted except that the new siding will be cedar shingles and the azek trim will be painted

Nay: 0

Aye: 4

So Voted: Unanimous

Cordeiro, S, 172A Millway, Barnstable, Map 300 Parcel 034-001

New construction, single family home

Representative: Brian Murell

Jessop asks if there is a blank lot there now.

Murell responds that he does not believe it will be visible from a public way. Further, he is going for traditional trim, white shingles, white trim azek painted, all doors will be hand made, integrity sash, some six and four leg awnings. Conservative but quirky,

Jessop so it looks as if it weren't all built at once.

A discussion ensues about the Murell's prior work on the Cape. Indicating his desire to keep this home looking as though it belongs.

Jessop suggests using light grey instead of white trim will soften the edges.

Murell advises of a purchase & sales agreement for this property, which is contingent upon approval of the submitted plan. He does have to close by June 1st in order to satisfy the purchase and sales agreement.

Bearse advises that white trim is appropriate.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness [Exhibit D] for Scott Cordeiro, 172A Millway, Barnstable, Map 300 Parcel 034/001, to build a single family home as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

Blue Stream Properties, LLC, 2231 Meetinghouse Way, W Barnstable, Map 155 Parcel 001

Installation of solar panels on barn

Representative: James Malandrinos

Bearse asks if the solar panels will be on the front and back of barn.

Malandrinos advises that the panels will be installed on the south side of the barn only.

Richard comments that the barn is slight visible in the winter.

Malandrinos concurs.

Richard asks if there are any abutters. There is no response from the room. He then reconfirms the only visibility is from the south direction and just in winter.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness [Exhibit E] for Blue Stream Properties, LLC, of 2231 Meetinghouse Way, West Barnstable, Map 155 Parcel 001, to install solar panels on the barn, as indicated on the plans submitted. Noting the barn is set back and has limited visibility, and no abutters were present.

Nay: 0

Aye: 4

So Voted: Unanimous

Prouty, Donald, 40 Acre Hill Rd, Barnstable, Map 298 Parcel 113

Complete previously approved chimney

Representative: Donald Prouty and Phyllis

Prouty explains that Phyllis is his ears as he is hard of hearing.

Prouty explains that when it was approved before, it was brick. He thought it would look better if it matched the ledge stone.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness [Exhibit F] for Donald Prouty of 40 Acre Hill Road, Barnstable, Map 298 Parcel 113, to complete the previously approved chimney as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

MassDOT District 5, 504 Main Street, Barnstable, (approx Map 133 Parcel 008)

Removal to four trees

Representative: Peter Crosson

Richard starts by reading the letter from abutter, Peter Crosson [Exhibit G], opposed to removing the trees. Richard also reads a letter from abutter, Carl Johnson, also opposed to removing trees.

Bearse advises Crosson that this is an ongoing back and forth with MassDOT and NStar etc. Bearse suggests that we either continue or deny the application so MassDOT can speak with the abutters. Especially since two abutters are present/known.

Crosson explained his wife's knowledge of trees and horticulture.

Richard asks the room if any other abutters are present. There is no response from the room..

Jessop and Richard agree that the trees are not close to the road. Jessop adds that there doesn't seem to be any real/consequential damage.

Bearse confirms that the tree warden did approve the removal of these four trees. She also adds that the trees seem to be healthy and a discussion should take place with MassDOT before we move forward.

Crosson generally compares these four trees to much more, damaged and seemingly dangerous ones on 6A.

Bearse states that it is rare for us to go against the Tree Warden and MassDOT but that this application needs further review. It is suggested that the Town of Barnstable facilitate a discussion between MassDOT and the abutter (s).

Bearse confirms we will continue this application until the July 12th hearing so we can see the foliage and get a better assessment of the trees' overall condition. She adds that the board is not in favor of taking down trees if not necessary.

Motion duly made by Carrie Bearse, seconded by George Jessop to CONTINUE the application for Certificate of Appropriateness [Exhibit G] for MassDOT District 5, for the trees located at or near 504 Main Street, Barnstable,

approximate Map 133 Parcel 008, to remove four trees as indicated on the plans submitted. The continuation will provide the abutter and MassDOT time to discuss alternatives to the removal, if possible.

Nay: 0

Aye: 4

So Voted: Unanimous

CERTIFICATE OF EXEMPTION

Nelson, Bill, 141 Governor's Way, Barnstable, Map 258 Parcel 056

Paint, front, garage, and shed doors

Representative: Bill Nelson

Nelson handed a paint sample to the committee.

Jessop asked if he was painting the doors.

Nelson refers to the submitted application and advises that anything that is currently blue, he wants to paint.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Exemption [Exhibit H] for Bill Nelson of 141 Governor's Way, Barnstable, Map 258 Parcel 056, to paint front of home, garage door, and shed doors as indicated on the application submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

Kennedy, Matthew, 328 Willow St, West Barnstable, Map 131 Parcel 024

Build one 10'X12" shed

Representative: No representation

Members indicate the shed is not visible from a public way.

Bearse notes that we typically request the shed to be behind the front of the building but in this case, the barn is located out of view.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Exemption [Exhibit I] for Matthew Kennedy of 328 Willow Street, West Barnstable, Map 131 Parcel 024, to build one 10X12 shed, as indicated on the application submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

Currie, Andrew & Jennifer, 146 Maple St, West Barnstable, Map 132 Parcel 022

Replacing deck, windows, & doors on back of house

Representative: Andrew Currie

Currie advises that you can not see the home from the road.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Exemption [Exhibit J] for Andrew & Jennifer Currier of 146 Maple Street, West Barnstable, Map 132 Parcel 022, to replacing deck, windows, and doors on the back of the home, as indicated on the application submitted. This is an exempt house because it is not visible from a public way.

Nay: 0

Aye: 4

So Voted: Unanimous

APPROVAL OF MINUTES

February 8, 2017 (Exhibit K) ,

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Minutes dated February 8, 2017.

Nay: 0

Aye: 4

So Voted: Unanimous

March 8, 2017 (Exhibit L)

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Minutes dated March 8, 2017.

Nay: 0

Aye: 3

Abstain – 1 (Bearse)

OTHER

Having no further business before this Committee,

Respectfully Submitted,

Erin K. Logan

- Exhibit A – Certificate of Appropriateness, 4011 Main St, Barnstable, Map 335 Parcel 060
- Exhibit B – Certificate of Appropriateness, 28 Percival Dr, West Barnstable, Map 111 Parcel 058
- Exhibit C – Certificate of Appropriateness, 98 George St, Barnstable, Map 319 Parcel 069
- Exhibit D – Certificate of Appropriateness, 172A Millway, Barnstable, Map 300 Parcel 034/001
- Exhibit E – Certificate of Appropriateness, 2231 Meetinghouse Way, West Barnstable Map 155 Parcel 001
- Exhibit F – Certificate of Appropriateness, 40 Acre Hill Rd, Barnstable, Map 298 Parcel 113
- Exhibit G – Certificate of Appropriateness, 504 Main Street, Barnstable, Map 133 Parcel 008
- Exhibit H – Certificate of Exemption, 141 Governor's Way, Barnstable, Map 258 Parcel 056
- Exhibit I – Certificate of Exemption, 328 Willow Street, West Barnstable, Map 131 Parcel 024
- Exhibit J – Certificate of Exemption, 146 Maple Street, West Barnstable, Map 132 Parcel 022
- Exhibit K – Meeting Minutes – February 8, 2017
- Exhibit L – Meeting Minutes – March 8, 2017