

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, September 13, 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:

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|--------------------------|---------|
| Paul Richard, Chair | Present |
| Carrie Bearse, Clerk | Present |
| George Jessop, AIA | Present |
| David Munsell Jr. | Present |
| Lesley Wallace | Present |
| Ellen Merritt, Alternate | Absent |

BARNSTABLE TOWN CLERK
2017 SEP 28 PM 12:55

A quorum being met, Chair Richard called the hearing to order at 6:30 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 APPLICATIONS

Heilala, Mark, 298 Willow Street, West Barnstable, Map 131, Parcel 023

Construct detached, 2 car garage

Represented by: Mark Heilala, Alyssa, Thea, Pat

Chair Richard reiterates the project.

Chair Richard comments that board and batten would be appropriate. Mr Heilala agrees to the use of board and batton.

Chair Richard asks about the roofing material. Heilala confirms he will be using architectural asphalt shingles.

Abutters comment in favor of the project.

Munsell confirms that the back of the garage will line up with the front of the house. Mr. Heilala advises the garage will not be more forward than the walkway.

Chair Richard comments that the new proposed project seems appropriates.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Mark Heilala, at 298 Willow Street, West Barnstable, Map 131, Parcel 023, to construct a detached, two car garage, where indicated on the site plan using board and batten material as indicated on the plans submitted.

Aye: 4

Nay: 0

Abstain: 1 – Lesley Wallace

So Voted: 4:0:1

Christian Congregational Church, 49 John Maki Road, West Barnstable, Map 217, Parcel 020-004

Construct stairway to basement, reconstruct retaining walls

Represented by: John Kenney, Attorney; Richard Santos Secretary (rep of Church),

Chair Richard reads letter from Kelly Donehey, September 10, 2017 into record.

Chair Richard reviews and discusses the original approved plan including the minor modification. He adds that it is the general consensus of the committee not to approve anything until the property has been brought back to the original approved state.

Jessop advises that the last time they were here the Church was to put a vegetation plan into affect and address the lighting.

Atty Kenney advises that after the last hearing he went to the property to see the lights. He agreed that they were bright and could understand the neighbors concerns. He notes there are motion sensor lights. Further, he has asked the Church to keep the lights off unless during times of service. (Mondays, Thursdays 8:00pm-10:00pm, Saturdays and Sundays 7:30pm-9:30pm) unless during services.

Atty Kenney continues by advising the Church has met with a new landscape architect, Tim Acton. And the board will recommend hiring Tim Acton landscaping. He was willing to do the job but he would not do so unless he had complete control of the site.

Attorney Kenney points out that there are walls that need to be fixed. Jessop asks and Attorney Kenney confirms it is the 9 foot wall that needs to be addressed. Munsell points out that the wall is closer to the abutter than stated in the original approved plans.

There is a discussion about the location and height of the retaining walls. Munsell comments that the back wall is almost straight up. Kenney confirms the back wall is proposed to be 9 feet and confirms he needs a building permit for that.

Munsell asks if the fence will be on the wall. Kenney advises it will be back from the wall. Kenney advises he would like to appease the neighbors and give them an option of either a four or six foot fence. Bearse comments that the fence does not negate any vegetation plantings. Chair Richard expresses concern about stabilizing the wall.

There is a discussion about the aesthetics of the wall.

Jessop advises that he would like to see what kind of screening they are looking at. What kind of plants and how high. Chair Richard refers to the notes from OKH board member, Ellen Merritt on the suggested plantings. Jessop suggest a planting option for the parking spaces. Kenney advises they have taken up as much parking as they can and comments they are trying to address the parking space matter.

Jessop would like to see a letter from the new landscape architect describing his responsibilities and his plan for the project. Jessop wants the board member to review it. Munsell asks if he will be opposed to a grass parking lot on the south side. Kenney advises the lot is paved and was paved when they bought it.

Chair Richard asks if we should postpone the application again. The Church Board members are meeting on Friday [September 15, 2017] to vote on the landscape architect.

Atty Kenney asks if they can proceed with the staircase while they await the next hearing.

There is discussion about continuing the application. Jessop comments that the good will has expired. Bearse comments that, she too would be disinclined to approve any new application at this time. She would like to see a complete revised landscaping plan in time for all abutters to review.

Jessop asks if the new landscape architect will be responsible for the wall. Atty Kenney advises that is his understanding.

Bearse comments that everything should be on the landscaping plan.

Chair Richard opens the meeting to public comment.

Kim Catalano, Barbara Morse, Stephen Bettencourt, Paul Childs.

Kim starts by advising that she lives on Maggie Lane. The neighbors would like the Church to see come into compliance with the original plan. She notes the berm that was lost to a retaining wall and chain link fence. South and west side vegetative buffers were removed. Letters were sent to the church about the issues. A Stop work order was issued and not complied with. In addition to the vegetative buffer, there is noise pollution, and

drainage issues. The neighbors want to work with the Church but want their neighborhood back. They would like to see compliance with the June 2015 application. Additionally she comments that it does not fit into the aesthetic of OKH. The hope is that OKH will uphold the plan.

Barbara Morse, property abuts the Church on the south side. She has a trust issue. She is looking for accountability. Morse has concern with the retaining wall and hopes that a temporary fence goes up around that corner, while they await approval to proceed. Lastly, it is her hope that nothing gets approved until there is action.

Stephen Bettencourt asks if the abutters would we be able to see where and how high the fence is [on a new plan]. Chair Richard and Jessop reply, yes they will. He would prefer a fence with vegetation as a means to separate from the Church property. Jessop comments that is what is being proposed. Attorney Kenney asks the Mr. Bettencourt how high the fence should be. Bettencourt responds that the fence height should be decided amongst all the neighbors.

Jessop reads the plan for the fence. He adds that a vertical board fence will look the same on both sides.

Bearse comments, she has concerns that the original approved plan with abutter input was not followed. Further, she would suggest a denial of this application and start over with a new landscape plan and start fresh. Kenney advises that he believes that is what they have done [provided a new landscape plan].

Chair Richard comments that much has changed from the original approved plan. Bearse is concerned about the process adding that whatever comes next has to be specific and detailed. Wallace agrees with Bearse. Wallace adds that there is a trust issue now and a fresh landscape plan with abutter input is a good idea.

Chair Richard comments that the closer it looks to the original.

Bearse asks the abutters about the lighting. Bettencourt comments that the lighting has been better. Childs would like to see them to continue the buffer zone along the north boundary. Bearse adds that all buffer zones will need to be implemented.

Motion duly made by Carrie Bearse, seconded by David Munsell to Continue the Certificate of Appropriateness (Exhibit B) for Christian Congregational Church, at 49 John Maki Road, West Barnstable, Map 217, Parcel 020-004, to construct stairway to basement and reconstruct the retaining walls, until the October 25, 2017 hearing at which time the Church will provide a clearly revised site and landscaping plan for abutters and the committee to review.

So Voted: Unanimous

APPLICATIONS

Norton, James, 2670 Main Street, Barnstable, Map 258, Parcel 008, Marcus M. Nye Store, built c.1876, Inventoried, on the National Register

Replacing stone wall

Represented by: Christiano Camp

Bearse comments that she is concerned with the stone wall but it is out of character for 6A. She would like to see fieldstone.

He advises he wants them to look even and flat. He would like to use something flat.

There is discussion about the material. He doesn't want to change the height or length, just keep it as is.

Bearse comments that as long as we can use fieldstone not flat, that is ok. Round, New England, fieldstone.

Munsell wants the applicant to build a stone wall and face the front in round fieldstone.

Motion duly made by George Jessop, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for James Norton, of 2670 Main Street, Barnstable, Map 258, Parcel 008, Marcus M. Nye Store, built c.1876, inventoried, on the National Register, to replace the stone wall using stone in the traditional style of Route 6A; round stones between twelve and eighteen inches in diameter. The wall will be the same height and length as existing and will remain in the same location.

So Voted: Unanimous

Donewald, Blair & Kristen, 1541 Hyannis Road, Barnstable, Map 298, Parcel 008/10A

Remove front entrance, build front porch and re-shingle

Represented by: Blair Donewald

The board reviews the application.

Munsell confirms that the deck was not there before, it was a portico.

Donewald advises the railing is pressure treated wood with plastic over it.

Jessop goes over the project. He asks how high the railing is. Donewald advises it is 26 inches.

Munsell asks if the roof is new. Donewald advises the roof is the same.

Bearse asks if he knew about the historical commission. Further if he had submitted these plans they would have approved them.

Jessop comments on the lattice under the porch. Donewald replies that the intention of the lattice is to keep animals out.

Motion duly made by Carrie Bearse , seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Blair & Kristen Donewald, of 1541 Hyannis Road, Barnstable, Map 298, Parcel 008/10A, to remove front entrance, build porch and re-shingle as completed.

So Voted: unanimous

Rafa, Michael, 201 Scudder's Lane, Barnstable, Map 259, Parcel 005

Add two skylights

Represented by: Richard Avery

Chair Richard comments that you can't really see it; only from Calves Pasture.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) form Michael Rafa, of 201 Scudder Lane, Barnstable, Map 259, Parcel 005, to add two skylights as indicated on the plans submitted.

So Voted: Unanimous

Troutman, David & Pamela, 2021 Main Street, West Barnstable, Map 216, Parcel 077

Construct addition with two car garage

Represented by: Michael Rockwell

Rockwell advises he is proposing a minor change to the submitted plan.

Chair Richard comments none of the original is visible from the road.

Rockwell gives a description of the project.

Motion duly made by Carrie Bearse , seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for David & Pamela Troutman, of 2021 Main Street, West Barnstable, Map 216, Parcel 077, to construct an addition with a two car garage as indicated on the plans submitted. And revised plans included

So Voted: Unanimous

(Continued to September 27, 2017 hearing at the request of the application)

Town of Barnstable (YMCA - Lessee), 2245 Iyannough Road, West Barnstable, Map 215, Parcel 023
Install Solar PV Carport Canopy System

Town of Barnstable (Lomb), 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040

Lombard Field Improvements

Represented by: Mark Marinaccio (TOB), Ken Costello (SMRT), Greg Antman (TOB)

Abutter: Kevin Cocklereece of 2346 Meeting House

Marinaccio gives a description of how they came to re-apply, advising that the previously approved application had expired.

Costello advises the lighting has been addressed. He points out the retaining walls to segment to fieldstone in lieu of concrete block, they will now be a fieldstone wall. He mentions the request, by OKH, for an additional plant warranty, based on funding the alternate warranty was not accepted. The lighting will be slightly different than what is it now. The field lighting will be more controlled; on a timer and controlled via an application (app).

Chair Richard comments that the concern was the field lighting (the spill light).

Abutter Cockerleese asks about the parking lot lighting. Costello advises the lighting will be on a timer and there will be an override switch in the even that a meeting or event goes late. The Town of Barnstable Rec Dept would be in control of the lighting.

Abutter Cockerleese would like to see the lighting turned off at night. He also asks for additional vegetation in the front. Costello addresses the vegetation while pointing to the plan on the board.

Munsell recommends the Fire Department have access to the lights. Marinaccio advises the Town of Barnstable Rec Department should be called if there is a lighting issue.

Jessop points out that the orientation of the baseball diamond will not be changing.

Munsell asks about the scoreboard. Costello confirms it is still on the plan.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the resubmission of the Certificate of Appropriateness (Exhibit H) for Town of Barnstable, of 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040, to make field improvements as indicated on the plans submitted.

So Voted: unanimous

CERTIFICATE OF EXEMPTION

Souza, Elizabeth, 305 Braggs Lane, Barnstable, Map 298, Parcel 031/001

Install a 10X12 Shed

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit I) for Elizabeth Souza, of 305 Braggs Lane, Barnstable, Map 298, Parcel 031/001, to install a 10x12 shed, as indicated on the plans submitted.

So Voted: Unanimous

Drown, Gary, 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039
Remove rear window and replace with French doors

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit J) for Gary Drown, of 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039, to remove rear window and replace French doors, as indicated on the plans submitted.

So Voted: unanimous

Foran, Patrick, 117 Dromoland Lane, Cummaquid, Map 334, Parcel 030
Construct Cape style shed

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit K) for Patrick Foran, of 117 Dromoland Lane, Cummaquid, Map 334, Parcel 030, to construct a Cape style shed as indicated on the plans submitted.

So Voted: unanimous

CERTIFICATE OF EXEMPTION - CONTINUED TO SEPTEMBER 27, 2017

Defelice, Vince, 2641 Main Street, Barnstable, Map 258, Parcel 044
Construct a 10X12 shed

OTHER

Deborah and Francis approval for one year extension

New business 133 Sunset Lane signs are still an issue. Chair Richard comments that if a sign is put up, it should come before OKH.

APPROVAL OF MINUTES:

Continued to the September 27, 2017 hearing

Motion duly made by seconded by, to Approve Meeting Minutes, Dated August 23, 2017, (Exhibit M).

Having no further business before this Committee, meeting is adjourned at (8:07pm)

Respectfully Submitted,
Erin K. Logan

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| Exhibit A | Certificate of Appropriateness | File 131/023 |
| Exhibit B | Certificate of Appropriateness | File 217/020-004 |
| Exhibit C | Certificate of Appropriateness | File 258/008 |
| Exhibit D | Certificate of Appropriateness | File 298/008/10A |
| Exhibit E | Certificate of Appropriateness | File 259/005 |
| Exhibit F | Certificate of Appropriateness | File 216/077 |
| Exhibit G | Certificate of Appropriateness | File 215/023 |
| Exhibit H | Certificate of Appropriateness | File 155/040 |
| Exhibit I | Certificate of Exemption | File 298/031/001 |
| Exhibit J | Certificate of Exemption | File 179/039 |
| Exhibit K | Certificate of Exemption | File 334/030 |
| Exhibit L | Certificate of Exemption | File 258/044 |
| Exhibit M | Meeting Minutes | August 23, 2017 |