

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, October 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, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Absent
David Munsell, Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

BARNSTABLE TOWN CLERK

2017 NOV 16 AM 11:54

A quorum being met, Chair Richard called the hearing to order at 6:31 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CONTINUED APPLICATIONS - ~~WITHDRAWN~~

Christian Congregational Church in the United States, 49 John Maki Rd, West Barnstable, Map 217, Parcel 020/004, Construct stairway to basement, reconstruct retaining wall

Motion duly made by David Munsell, seconded by Carrie Bearse, to Accept the Withdrawal of the Certificate of Appropriateness (Exhibit A) for Christian Congregational Church in the United States, at 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004.

So Voted: Aye, Unanimous

APPLICATIONS

Unitarian Congregational Society, 3330 Main Street, Barnstable, Map 299, Parcel 041,

Install solar panels

Represented by: Neil Holmgren of Solar Rising

Holmgren provides a description of the project. He advises if you are driving from Yarmouth on 6a, the roof is obstructed by a large tree. Limited visibility when traveling East bound from Barnstable Village. Holmgren provides reasons why the Church needs the solar panels to cut expenses.

Munsell comments that the array will clearly be visible from the street, noting the area around the Church is active with foot traffic. He notes the array will be visible from the Trayser Museum across the street. Munsell notes the roof is grey.

Holmgren responds that the roof has been replaced and is now black.

Bearse addresses Holmgren and notes that financial considerations are not within OKH purview. She adds that there is limited visibility from the street. Her concern is that OKH has consistently said that panels can not be visible from a thoroughfare.

Holmgren responds that Bearses' concerns are valid. He adds that OKH should recognize where the future is going. Further he comments that Barnstable Village has a "rats nest" of utility lines throughout. He continues by asking why Utility companies are allowed to have wires everywhere but solar panels are not allowed; adding that solar panels are cleaner and more streamlined.

Bearse adds that the guidelines encourage the members to being open and allows for the committee use their discretion; there is concern that other, more visible properties will look for the same approval.

Approved on November 15, 2017

Chair Richard comments that approving this project would make it difficult to turn down other proposals on 6a.

Holmgren responds reading [Massachusetts General Law Chapter 40A, Section 3](#) wherein it is noted “No zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare”.

Bearse responds that OKH guidelines suggest that OKH is open to the use of solar panels.

Chair Richard comments the guidelines state that the solar panels would have limited impact. He asks if array can be ground mounted.

Holmgren states that it is unreasonable to ask the Church to invest more funds into researching alternative placement when the roof offers a viable placement solution. Further he adds that visibility of the array would be limited.

Munsell asks if the solar industry would put a proposal together for the OKH Regional board to give guidance for the future.

Holmgren adds that the array is flush mounted and black to match the roof.

Chair Richard asks if the array edge to edge.

Holmgren responds that the array will be laid out in a square. Adding that it is a hip roof and

Munsell confirms with Holmgren that the grids within the panels are all black, further there are no white lines; there will be ¼ in spaces with the black roof behind it.

Chair Richard opens up the hearing to public comment.

Kathy Bryan signs in. She starts by stating that she is a member of the church and resident of the town of Barnstable, she lives in Marstons Mills. She feels visibility is something to take into consideration; the array will be black on a black roof. As a pedestrian it is almost invisible from the eye. She suggests that the board think about this project as setting a precedent that works. Lastly, she notes that while she understands OKH does not take financial hardships into consideration, it is a significant financial issue for the church. As a historic building they have the financial responsibility to upkeep the Church.

Stephen Thomas signs in. He comments that the roof is black and that he installed it. Thomas adds that the board approved a kitchen vent and is much more visible. He asks the board if they have approved things that weren't approved before. Chair Richard asks, “like solar”. Thomas responds, no, do you approve things that haven't been allowed before.

Munsell comments they have approved things that hadn't been approved in the past; he adds that azek is a good example of a material that we didn't use to approve. He notes the board is open to changes with the advancement of technology.

Thomas comments that Dennis and Yarmouth allow solar panels on 6a.

Sheila Place from Martsons Mills, comments how important this project is to the Church. The project was unanimously approved by the Church.

Janet Abbott is also a member of the Church. Abbott comments that the array cannot be installed behind the Church because it abuts the cemetery that is not Church property.

Chair Richard comments that if they make a motion to approve, the roof must stay black.

Bearse adds that the roof array would have limited visibility. She adds that that Tree that is there on 6a, West Bound, will need to be maintained as part of the agreement.

Munsell asks if there are any other areas on the roof line this can be placed.

Holmgren comments they looked into other roof lines and it is not economically feasible to have the array in another location.

Munsell clarifies with Holmgren that there are no plans in the future to expand the array.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for Unitarian Congregational Society, at 3330 Main Street, Barnstable, Map 299, Parcel 041 to install solar panels as indicated on the plans submitted, 26 all black flush mounted with the stipulation that the roof must remain black and the large tree that blocks the visibility of the panels must remain. Motion made because of the limited visibility of the array from 6a and there are no abutters present to oppose.

So Voted: Aye, unanimous

Mason, David & Colleen, 28 Powder Hill Road, Barnstable, Map 299, Parcel 088
12'X16' Shed
Represented by: David Mason

Mason explains the project. Advising the shed will be behind the back wall of the house.

Chair Richard comments that this project is on a Certificate of Appropriateness because of its size.

Munsell confirms placement of the shed with Mason.

Chair Richard confirms the colors will match the house, using natural shingles.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for David & Colleen Mason, at 28 Powder Hill Road, Barnstable, Map 299, Parcel 088 to construct a 12'X16' shed, as indicated on the plans submitted.

So Voted: Aye, unanimous

Framson, Sarah, 138 Marble Road, Barnstable, Map 316, Parcel 042
Replace siding with clapboard, paint shutters and front door
Represented by: Sarah Framson

Framson explains the project.

No questions or concerns from the board.

Motion duly made by David Munsell , seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Sarah Framson, at 138 Marble Road, Barnstable, Map 316, Parcel 042 to replace siding with clapboard, and paint the shutters and front door as indicated on the plans submitted.

So Voted: Aye, unanimous

Kaupp, Clement, 2864 Main Street, Barnstable, Map 279, Parcel 010, Mulberry Cottage, built prior to 1856, inventoried, Contributing Building on the National Register
Add pergola to side deck
Represented by: Jason Muto

Muto describes the project; to add red cedar pergola to the side of the home. While it is slightly visible from the road the materials are traditional. The homeowner has taken great care in maintaining the home.

Bearse asks for Muto to point out the placement.

Chair Richard reconfirms the material will be red cedar.

Munsell confirms with Muto that the red cedar will be oil treated.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit E) for Clement Kaupp, at 2864 Main Street, Barnstable, Map 279, Parcel 010 to add pergola to side deck, as indicated on the plans submitted.

So Voted: Aye, Unanimous

CERTIFICATE OF EXEMPTION

Davidson, Lila, 115 Meadow Lane, West Barnstable, Map 133, Parcel 005/001

Add 40ft of 3ft solid cedar fence with bevel post and cap strip, plus 150 feet of split rail fence, all natural material

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit F) for Lila Davidson, of 115 Meadow Lane, West Barnstable, Map 133, Parcel 005/001, to add 40ft of 3ft solid cedar fence with bevel post and cap strip, plus 150 feet of split rail fence, all natural material as indicated on the plans submitted.

So Voted: Aye, unanimous

Lindberg, Francesca, 135 Harris Meadow Lane, Barnstable, Map 280, Parcel 042

Replace and extend rear deck

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit G) for Francesca Lindberg, of 135 Harris Meadow Lane, Barnstable, Map 280, Parcel 042, to as indicated on the plans submitted.

So Voted: Aye, unanimous

MINOR MODIFICATION

Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003

Minor changes to previously approved plan

Represented by: Jack Delaney

Delaney describes the changes.

Chair Richard comments that the changes while many, are minor/slight.

Munsell thinks the changes are an improvement.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit H) for Brian & Nicole Connolly, of 169 Salten Point Road, Barnstable, Map 301, Parcel 003, as indicated on the amended plans.

So Voted: Aye, unanimous

Stamas, Christopher & Susan, 84 Cobble Stone Road, Barnstable, Map 316, Parcel 060

Add skylights to previously approved addition

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit I) for Christopher & Susan Stamas, of 84 Cobble Stone Road, Barnstable, Map 316, Parcel 060, to add skylights to the previously approved addition as indicated on the plans submitted.

So Voted: Aye, unanimous

OTHER Discussion, Russo Family Limited Partnership Conservation Donation (Exhibit J)

Chair Richard reads the letter into record, noting this land will not

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by David Munsell, to continue review of the Meeting Minutes, Dated September 27, 2017, to the November 15, 2017 hearing. (Exhibit K)

So Voted: Aye, unanimous

Having no further business before this Committee, motion to adjourned, so moved by David Munsell at 7:19pm.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File 217/020/004
Exhibit B	Certificate of Appropriateness	File 299/041/000
Exhibit C	Certificate of Appropriateness	File 299/088/000
Exhibit D	Certificate of Appropriateness	File 316/042/000
Exhibit E	Certificate of Appropriateness	File 279/010/000
Exhibit F	Certificate of Exemption	File 133/005/001
Exhibit G	Certificate of Exemption	File 280/042/000
Exhibit H	Minor Modification	File 301/003/000
Exhibit I	Minor Modification	File 316/060/000
Exhibit J	Meeting Minutes	September 27, 2017
Exhibit K	Letter, Russo Family	September 28, 2017