

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, October 12, 2022, 6:30pm**

2022 OCT 27 PM 12:07

BARNSTABLE TOWN CLERK

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 by remote participation via Zoom Meetings on the following applications:

Paul Richard, Chair	Present
Bett McCarthy, Clerk	Present
George Jessop, AIA	Absent
Ryan Coholan	Present
Lesley Wallace	Present – left early
Wendy Shuck, Alternate	Present

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.

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**ROLL CALL**

Chair Richard called the meeting to order at 6:30 pm and took roll call.

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**CONTINUED APPLICATIONS**

**Summit Barnstable Partners, 40 First Way, Barnstable, Map 301 Parcel 047/000, Built c. 1951**  
To install black roof mounted solar panels

The application was represented by Bill Quinn, Jr.

**Public comment: None.**

Issues Discussed:

Solar array will not be seen from Commerce. Aerial view from Town map shown, from 40 First Way. His house slightly darker.

*There was a motion made by Bett McCarthy to approve the Certificate of Appropriateness for Summit Barnstable Partners, 40 First Way, Barnstable, Map 301 Parcel 047/000, c. 1951 to install black roof mounted solar panels as submitted, seconded by Ryan Coholan,*

**Roll Call Vote:**

*Bett McCarthy - aye*

*Lesley Wallace - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

*Lesley Wallace had to leave, emergency.*

**Anderson, Sandra L., & Walmsley, Alice A., 379 Midpine Road, Barnstable, Map 349 Parcel 030/000, built c. 1984**

To remove and replace windows, doors, roofing, and trim on three sides of the home as well as to construct a main entry way.

The application was represented by Steve Devlin, the builder.

**Public comment:**

Bernard Stein, approves of the application.

Issues Discussed:

The inset areas will be white clapboard, therma doors. Entrance way. Door color Cape Blue and other doors as well. Matching the first section.

Bett McCarthy, the plans are appropriate and fit in well with neighborhood.

Ryan Coholan, likes drawing of new entry.

Wendy Shuck, plans look great. No concerns.

*There was a Motion made by Bett McCarethy to approve for Anderson, Sandra L., & Walmsley, Alice A., 379 Midpine Road, Barnstable, Map 349 Parcel 030/000, built c. 1984, to remove and replace windows, doors, roofing, and trim on three sides of the home as well as to construct a main entry way, seconded by Ryan Coholan,*

**Roll Call Vote:**

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

**Bishop, Craig P., 1525 Hyannis Road, Barnstable, Map 298 Parcel 007/000, built c. 2021**

To replace unsafe stone wall with new stone wall using the same matching materials and mortar joints to safely secure the wall.

The application was represented by Craig Bishop, the homeowner.

Issues Discussed:

Craig Bishop - Lost a lot of trees, landed on stone wall. Shows picture of the unsecured wall. Neighbor reported the work and then he filed with the Town, the wall not on his property, outside of his lot lines. He got a license agreement with the Town. He is paying \$125 a year for land with the wall. Here to get approval from OKH for repair and rebuild.

Bett McCarthy, stone wall looks fine. No concerns.

Ryan Coholan, highly travelled road. What material is wall?

Wendy Shuck, thinks good to put a little mortar in there. No concerns.

Paul Richard, thinks design is appropriate and as built.

## **Public comment:**

Attorney Paul Revere in attendance, he represents Marcy Dugas. Has concerns with the stone wall as it is and with Commission taking jurisdiction. Needs a Planning Board approval. It has been replaced with something different. This is a scenic road. Pictures shown – three photos, historic wall, about 3 rocks high. Should be like a classic stone wall.

Photos - is significantly higher, 5 steps higher. This is very different. Also a retaining wall, which requires a landscape plan. Grade come up to meet the wall. Changing the landscape area. Wall has significant safety impact. The Town is allowing to be out in the public roadway. Need to show authority/lease. Easement taken from the public use. Claims re use of same stones, but it is different from what existed before. Doesn't think appropriate.

Brian Florence, Bldg. Commissioner in attendance. This started out as an enforcement request. Applicant was cooperative 100%. Met with Town Manager who granted a license not a lease. This is not for the OKH to deal with, no jurisdiction for this. Scenic Roads, Chptr 180 - linear stone wall per linear foot, but shall not be construed - at the same location with same materials. This is enforceable through Bldg. Dept. not OKH. Has to do with aesthetics. OKH call to state whether a classic stone wall or not. There are no precedence set, each decision is based on its own merits and each case is individual.

Craig Bishop - Has minimal mortar, not visible. Wants to look natural.

*There was a motion made by Bett McCarthy, to approve the Certificate of Appropriateness as submitted for Bishop, Craig P., 1525 Hyannis Road, Barnstable, Map 298 Parcel 007/000, built c. 2021, to replace unsafe stone wall with new stone wall using the same matching materials and mortar joints to safely secure the wall, seconded by Ryan Coholan,*

### Roll Call Vote

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

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## APPLICATIONS

**Sullivan, Robert, 183 Salt Rock Road, Barnstable, Map 316 Parcel 083/000, Built c. 1973**

To construct a second floor addition for 3 bedrooms existing main house and to construct an addition 36' x 6' farmers porch to front elevations.

The application was represented by Steve Devlin, builder.

Issues Discussed:

Refers to elevation plan and site plans. The main box of the house, A1, a ranch. Leave first floor as is. Review of the proposed project. Composite decking, grey driftwood color. Second floor, dog house dormers connected, pg. A7. Natural shingle sot match existing. Working in phases.

Bett McCarthy, plans look appropriate for the neighborhood.

Ryan Coholan, design and materials are appropriate. Likes the phased approach.

Wendy Shuck, plans look great. No concerns.

Chair Paul Richard, fits in well.

**Public comment: None.**

*There was a motion made by Bett McCarthy to approve the Certificate of Appropriateness for Sullivan, Robert, 183 Salt Rock Road, Barnstable, Map 316 Parcel 083/000, Built c. 1973, as submitted to construct a second floor addition for 3 bedrooms existing main house and to construct an addition 36' x 6' farmers porch to front elevations, seconded by Ryan Coholan,*

**Roll Call Vote**

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

**Brailey, Kevin, 140 Palomino Drive, Barnstable, Map 297 Parcel 041/000, Built c. 1981**

To install roof mounted solar panels

The application was represented by Kevin Brailey, contractor.

Issues Discussed:

Gives explanation of the project. Over garage would be visible from the road. Not a lot of cars coming down this road.

Chair Paul Richard confirms, rectangle over the garage area.

Bett McCarthy, it is a remote area, roof is dark, doesn't think the array will be that noticeable.

Ryan Coholan, roof part of this/being replaced as part of this?

Representative - Trinity Solar replies -Yes it is being replaced with dual black roofing - vent stack for the bathroom. Pictures shown, top roof line.

Wendy Shuck, don't think will be able to see with the darker roof.

Chair Paul Richard, that one array/shallow pitch is not a complete rectangle, least visible. Almost an exception.

**Public comment:**

Susan Philipps, 135 Palomino. We had no knowledge of this application. Another abutter told them. They are away. Two concerns. Palomino is not really that remote. No other home has solar panels to her knowledge. 12 west facing that are directly across from their house is in their view. No concerns about roof.

Kevin Brailey, two houses down on Palomino, there is a house that has solar, on the front of the house on this home.

*There was a motion made by Bett McCarthy to approve the Certificate of Appropriateness as submitted for Brailey, Kevin, 140 Palomino Drive, Barnstable, Map 297 Parcel 041/000, Built c. 1981, to install roof mounted solar panels, seconded by Ryan Coholan,*

Roll Call Vote:

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

*This is the only way with the rectangle.*

**Perna, George & Diane, 17 Sunset Lane, Barnstable, Map 301 Parcel 017/000, Built c. 1950**

To remove asbestos siding and replace with vinyl siding; replace windows and doors.

The application was represented by Diane Perna, the homeowner.

Issues Discussed:

Chair Paul Richard, confirms where asbestos is.

Diane Perna, have asbestos shingles and over is a layer of shaker shingles. Would like to have David Walsh remove. Replace the back with cedar and front wall will be in a light blue vinyl. White PVC for all trim. Would like to replace 7 windows and back door, door to be the same. Shaker shingles will be same look, but in vinyl.

Bett McCarthy, close to Commerce, front of the house should not have vinyl. Should be cedar shake or wood type front to it.

Diane Perna replies, there are other houses on their street that have vinyl.

Ryan Coholan, is there representation of vinyl material in the application. Picture shown of the vinyl material.

Wendy Shuck, confirms clapboard made out of similar material. Front color same as sides and the back?

Diane Perna, front light blue, and the rest will be mixed tones of grey.

Kate Maldonado interjects, did not see a color sample, but if same color as the shutters. Shown from pictures to confirm.

Wendy Shuck, replacing the windows? Pictures - Doesn't recall seeing. Grills?

Dianne Perna, 6 over 6, putting in the white vinyl. Built in grills and replacing white PVC trim.

Chair Paul Richard, confirms cottage only. This vinyl looks woodgrain style. His concern is composite siding on the front.

**Public comment: None.**

*There was a motion made by Bett McCarthy to approve the Certificate of Appropriateness for Perna, George & Diane, 17 Sunset Lane, Barnstable, Map 301 Parcel 017/000, Built c. 1950, to remove asbestos siding and replace on the cottage with vinyl siding; replace windows and doors, as submitted on the plans, seconded by Ryan Coholan,*

**Roll Call Vote:**

*Bett McCarthy - nay*

*Ryan Coholan - aye*

*Wendy Shuck - nay*

*Paul Richard - aye*

*Tie vote - Does not pass: Discussion to amend application/materials.*

*Motion made by Bett McCarthy to approve the Certificate of Appropriateness for Diane and George Perna, 17 Sunset Lane, Barnstable Map 301 Parcel 017/000, Built c. 1950, to remove the asbestos siding and windows and doors, the vinyl siding to be the same on all sides, seconded by Ryan Coholan,*

**Roll Call Vote:**

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

*Clarifies same style on all sides of the cottage.*

*Diane Perna asks, blue on the front excepted?*

*Chair Paul Richard - all shingled material - Blue color was a denial.*

*Can appeal the Decision.*

**MINOR MODIFICATIONS**

None

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**EXTENSIONS**

None

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**OTHER**

Items not reasonably anticipated by the Chair

**MINUTES**

None

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**ADJOURNMENT**

*There was a motion made by Bett McCarthy to adjourn the meeting, seconded by Ryan Coholan,*

**Roll Call Vote:**

*Bett McCarthy - aye*

*Ryan Coholan - aye*

*Wendy Shuck - aye*

*Paul Richard - aye*

The meeting ended at 7:34 p.m.

Respectfully Submitted, Karen Herrand  
Principal Assistant - Planning & Development