

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, August 10, 2022, 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 by remote participation via Zoom Meetings on the following applications:

Paul Richard, Chair	Present
Bett McCarthy, Clerk	Present
George Jessop, AIA	Present
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Alternate	Present
Jennifer Engelsen, Office Manager	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.

ROLL CALL

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

CONTINUED APPLICATIONS

Tangney, Angela, 133 Main Street, West Barnstable, Map 111 Parcel 007/100, built c. 1955.

To install 12 roof mounted solar panels.

The application was represented by Kristen Wakeley.

There was no public comment.

Discussion:

Clerk McCarthy noted the panels are going to be mounted on the rear of the roof and not visible from the street and they are acceptable.

Member Wallace noted she was all for it since the panels are on the rear of the home.

Member Coholan commented provided they are mounted on the rear of the home, he has no issues.

Member Jessop was not at the meeting but noted he would approve for the rear roof only after review of revised plan by the Chair.

Chair Richard will entertain a motion to approve the solar panels on the rear of the house and will visit town hall to review the plans.

Approved 7/26/2023

There was a motion made by Member McCarthy to approve the Certificate of Appropriateness as submitted for Angela Tangney, 133 Main Street, West Barnstable, Map111 Parcel 007/000, built c. 1955 to install 12 roof mounted solar panels on the rear roof of the property.

The motion was seconded by Member Wallace

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay:0

Abstain: Jessop

APPLICATIONS

Clement, Steven TR, 131 Country Club Drive, Barnstable, Map 350 Parcel 038/000, built c. 1969

To install cedar impression siding; to install replacement windows and a new front door.

The application was represented by Steven Clement.

There was no public comment.

Discussion:

Clerk McCarthy commented this property needs a lot of TLC and it will be a challenge to restore it.

Member Jessop noted this area is new to the district; the windows and siding proposed have been approved prior and is appropriate.

Member Wallace asked for clarification on the front door which will be fiberglass, shaker style. Notes the property will look better and is in favor.

Member Coholan inquires if the existing brick will be covered down to the grade, answer is yes. Feels proposal is appropriate.

Member Shuck is in favor of project.

Chair Richard comments the grills between the glass and colors are appropriate. A 5' course on the siding is more appropriate; owner has selected 7; course due to the location and cannot be seen from road. Member Jessop is in agreement with the 5" for the area and owner thinks the product is more in what his vision for the property.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Steven Clement, TR, 131 Country Club Drive, Barnstable, Map 350 Parcel 038/00, built c. 1968 to install cedar impression siding, to install replacement windows and a new front door.

The motion was seconded by Member Wallace

So voted:

Aye: McCarthy, Wallace, Coholan, Jessop, Richard

Nay:0

Abstain:0

Bess, Joel, 12 Briar Lane, West Barnstable, Map 136 Parcel 054/001, built c. 1997

To install a natural cedar board privacy fence.

The owner did not attend the meeting so no presentation was given.

There was a motion made by Clerk McCarthy to continue the Certificate of Appropriateness as submitted for Joel Bess, 12 Briar Lane, West Barnstable, Map 136 Parcel 054/001, built c. 1997 to install a natural cedar board privacy fence to the August 24, 2022 meeting.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Jessop, Richard

Nay:0

Abstain:0

Welton, Anne, 2440 Main Street, Barnstable, Map 257 Parcel 001/000, built c. 1830, Leander W. Jones House, Contributing Structure in the Old King's Highway Historic District.

To install a cedar post and rail fence to be attached to an existing 6' foot fence including a black metal fencing stapled to post and rail.

The application was represented by Michael Thiel.

There was no public comment.

Discussion:

Clerk McCarthy feels the proposed fence is appropriate for the property.

Member Wallace asked for clarification as to what fence will be seen. Feels it is appropriate as does Member Coholan.

Member Shuck notes the fence is well camouflaged and appropriate.

Member Jessop comments that a historic fence would be a rail fence with screening, appropriate.

Chair Richard feels the fence is appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Anne Welton, 2440 Main Street, Barnstable, Map 257 Parcel 001/000, built c. 1830, Leander W. Jones House, Contributing Structure in the Old King's Highway Historic District to install a cedar post and rail fence to be attached to an existing 6' foot fence including a black metal fencing stapled to post and rail.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Jessop, Richard

Nay:0

Abstain:0

A discussion amongst members about meeting locations was had. Chair Richard shared that Grayce Rogers had informed him that the West Barnstable Community Building was not available for in person meetings until June 2023. Elizabeth Jenkins, Director of Planning & Development noted the previous Administrative Assistant to this board had been working with Barnstable County for use of a room at the Complex and our office will follow up for availability. The meeting will have to be recorded for the public so that is an obstacle as to where this board meets. Chair Richard prefers to meet somewhere in the district. The next meeting scheduled for August 24, 2022 will be a zoom meeting.

Chair Richard discussed the Exemption for Rooftop Solar Panel Arrays which the commission should be acting upon mid to late September. All ten criteria must be met in order to qualify for the exemption. If you cannot meet all ten, you will have to go for a full Certificate of Appropriateness.

ADJOURNMENT

*There was a motion made by Clerk McCarthy to adjourn the meeting.
The motion was seconded by Member Wallace.*

So voted:

Aye: McCarthy, Wallace, Coholan, Jessop, Richard

Nay: 0

Abstain: 0

Respectfully Submitted,

Jennifer Engelsen
Office Manager – Planning & Development

Exhibit A	Certificate of Appropriateness	File	111/007/000
Exhibit B	Certificate of Appropriateness	File	350/038/000
Exhibit C	Certificate of Appropriateness	File	136/054/001
Exhibit D	Certificate of Appropriateness	File	257/001/000
Exhibit E	Solar Exemption handout		