

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, February 12, 2025, 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:

Bett McCarthy, Chair	Present
Ryan Coholan	Present
Lesley Wallace	Absent
Wendy Shuck, Clerk	Present
Erica Brown, Administrative Assistant	Present

A quorum being met, Chair Bett McCarthy 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 Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Ryan Coholan
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840
Installation of a flush-mounted solar system on the west side.

The applicant requested a continuance to the Wednesday March 12, 2025, meeting.

Wendy moved to continue the Certificate of Appropriateness application for Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840 to install a flush-mounted solar system on the west side to the Wednesday March 12, 2025, meeting at 6:30pm to be held remotely via Zoom.
Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye
Wendy Shuck- aye
Bett McCarthy- aye

APPLICATIONS

Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986
Construct a barn and install a fence.

Wendy Shuck moved to open the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Tom Moore was in attendance for this item. Homeowner, Frances Walsh, was also in attendance.

Tom presented a barn with a paddock fence. The barn will be a 12 by 32-foot structure with a 36 x 36 foot paddock fence. The barn is a two-stall barn for two horses. It will be board and batten siding. The trim will be to match. The fence will be a metal paddock fence around. The barn will be 50 feet from the rear property line and 50 feet from the left side of the property. This has been approved by the health department.

Committee Discussion:

Wendy- Commented that she believes the barn is appropriate but not the fence. Typically, the district sees a lot of wooden or wood composite fences. Asked about the doors to the barn. Frances Walsh clarified that it will be a run-in shed without doors for the horse's health and safety.

Ryan- Given the location of the barn and fence, Ryan took no exception.

Bett- Agreed that the barn is appropriate and that the fence is not appropriate. Bett asked about the vegetation along the street. Tom stated that the vegetation will remain as it helps to screen the barn and fence especially during the Summer months. The intent is to keep as much as possible. Bett noted that the vegetation helps to mitigate some of her concerns, but she is still concerned with the metal fencing.

Public Comment:

Adam and Nancy Villone- Expressed their concerns about the horses including residence, other animals, cleanliness, run-off, and storage. The homeowner, Frances Walsh, addressed those concerns that they will be residing full time at this residence, no other animals other than the horses, noted that the manure will be picked up at least once a week or more, the run-off will be taken care of with bluestone and bedding, and they have spoken with other neighbors about this project. Ryan commented that he believes that these concerns are not pertinent to the OKH Committee in which Wendy respectfully disagreed.

Tom Moore- Requested the barn be approved and the fence continued.

*Wendy Shuck moved to bifurcate the Certificate of Appropriateness for Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986 to construct a barn from the installation of a fence.
Ryan Coholan Seconded.*

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to continue the Certificate of Appropriateness for Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986 to install a fence to the Wednesday February 26, 2025 meeting at 6:30pm to be held remotely via Zoom.

Ryan Coholan Seconded.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to close the public hearing regarding the barn only. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986 to construct a barn as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Bilbrey, Sandra TR, 10 Second Way, Barnstable, Map 319, Parcel 005, Built 1999

Change the color of the house from barn red to SW 7060 Grey and change the color of the front door from white to SW 7585 Red.

Wendy Shuck moved to open the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Linda and Jonathan Gilmore were in attendance for this item.

Linda stated that they would like to change the front color of the dwelling from barn red to grey and the front door from white to red. The shutters will remain black, and the trim will remain white.

Committee Discussion:

Ryan- No exception.

Wendy- Appropriate.

Bett- Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Bilbrey, Sandra TR, 10 Second Way, Barnstable, Map 319, Parcel 005, Built 1999 to change the color of the house from barn red to SW 7060 Grey and change the color of the front door from white to SW 7585 Red as submitted.

Ryan Coholan seconded.

Roll Call Vote
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

EXTENSIONS
None

MINOR MODIFICATION
None

OTHER:
None

Approval of Minutes
January 8, 2025:

Wendy Shuck moved to continue the minutes of January 8, 2025 to the next meeting. Seconded by Ryan Coholan.

Roll Call Vote
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

January 22, 2025:

Wendy Shuck moved to approve the minutes of January 22, 2025, as submitted. Seconded by Ryan Coholan.

Roll Call Vote
Ryan Coholan- abstain
Wendy Shuck- aye
Bett McCarthy- aye

Next Meeting Date: February 26, 2025; March 12, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday January 22, 2025. Ryan Coholan seconded.

Roll Call Vote:
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Meeting adjourned at 7:15 pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 3/12/25