

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

Lesley Wallace

Ryan Coholan

Wendy Shuck

Bett McCarthy

CONTINUED APPLICATIONS

None

APPLICATIONS

Oliver, Benjamin & Jeannie, 16 Old Toll Road, West Barnstable, Map 109, Parcel 067, Built 1976

Install 10.25 kW solar panels on roof. Will not exceed roof panel but will add 6" to roof height. 25 total panels.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Michaela representing Trinity Solar was in attendance for this item.

Michaela stated that the applicant is looking to put 25 panels on the front roof. There will not be any structural work or battery systems.

Approved 8/27/25

Committee Discussion:

Wendy- Agreed with Lesley and Ryan. The roof is a dark grey which will help the panels blend in. The layout is mostly symmetrical, which is preferred. The location is remote and she had no concerns with this proposal.

Ryan- Felt the same as Lesley. This dwelling is not on 6A or a designated scenic road. Took no exception.

Lesley- The location of the dwelling is off the beaten track. She noted the layout of the panels are appropriate. The house is set back with vegetation. No concerns unless any abutters note concerns.

Bett- Suggested that this location meets the solar exemption and is consistent with that criterion. No issues with this proposal.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

*Wendy Shuck moved to approve the certificate of appropriateness application for Oliver, Benjamin & Jeannie, 16 Old Toll Road, West Barnstable, Map 109, Parcel 067, Built 1976 to install 10.25 kW solar panels on roof. Will not exceed roof panel but will add 6" to roof height. 25 total panels as submitted.
Lesley Wallace seconded.*

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Cape Cod Cooperative Bank, 1121 Main Street, West Barnstable, Map 178, Parcel 003, Built 1980
Replace existing sign.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Mike Caggiano was in attendance representing the bank and Cape and Island Signs.

Mike stated the bank is rebranding from Cape Cod Cooperative to Cape and Coast Bank. They are keeping the sign the same height, size, and same placement on the property. The name will be changed. The existing lighting will also remain the same.

Committee Discussion:

Ryan- Noted the new sign could use a border matching the color pallet presented. Bett commented that the old sign has a border.

Wendy- Commented that she agreed with the border suggestion and that a border would soften the sign. She noted the lettering is quite large in comparison and jumps out. She asked about the material and asked if the letters would be flat or carved. Mike noted that the lettering is flat and that a border would look good on there. Mike noted the letter is larger due to the name being smaller. Wendy noted the new colors are brighter, but the border would help. Mike noted an edge and border of approximately 1.5” would look nice. The Committee members agreed.

Lesley- Noted the new sign is modern looking comparatively to the old sign.

Bett- Asked if this sign would be consistent with all the other Cape Cod Cooperative Banks. Mike confirmed that this will be the logo going forward. They have presented to a couple of OKH Committees and have gotten approval (Dennis and Yarmouth). They plan to keep everything consistent with all the bank branches.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Cape Cod Cooperative Bank, 1121 Main Street, West Barnstable, Map 178, Parcel 003, Built 1980 to replace the existing sign with the modification to add a 1.5” border around the sign otherwise as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Leahy, Richard & Patricia, 240 Parker Road, West Barnstable, Map 176, Parcel 015, Built 1952

Construct an addition to the right side and rear of the dwelling. Add a screen in porch on the rear.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

The applicant was not in attendance for this item. The Committee agreed to continue the item to the next meeting.

Wendy Shuck moved to continue the certificate of appropriateness application for Leahy, Richard & Patricia, 240 Parker Road, West Barnstable, Map 176, Parcel 015, Built 1952 to construct an addition to the right side and rear of the dwelling. Add a screen in porch on the rear to the next meeting to be held remotely via Zoom on Wednesday August 27, 2025 at 6:30pm.

Approved 8/27/25

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

None

Next Meeting Date: August 27, 2025; September 10, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday August 13, 2025. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 6:55pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 8/27/25