

Town of Barnstable
Old King's Highway Historic District
MINUTES
Tuesday, July 11, 2012
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 (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, George Jessop, Elizabeth Nilsson, Mary Blair Petiet
Committee Members Absent: Bill Mullin

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

NEW APPLICATIONS

Barnstable County Complex, 3295 Main Street, Barnstable, Map 299, Parcel 024

Construct Summer Stage

Represented by Craig Ashworth, Joe Berlandi, Doug Mitchell & Council Ann Canedy

Craig Ashworth explained that they would like to build a simple elevated platform stage on the grounds of the county complex with three retaining walls and a concrete slab. The application also includes plantings around the concrete and possibly trellis or lattice work to hide the foundation.

Joe Berlandi representing the Barnstable Civic Association stated that they have a contract with the County to construct the stage and they will maintain it. They wish to have several events each year. They will also have to have some fundraisers to fund the construction.

Upon review of the plans by the members, it was discovered that there was a revision that was not submitted to staff. New plans, noted received 7/11/2012, indicate minor changes to the stage, in that there will be no overhead covering. The stage currently calls for mahogany and they may wish to file a minor modification for composite materials if the funds are available. Craig Ashworth noted that no railings are required for the stage as it is exempt and in the corner of the stage there will be an electrical cabinet.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for construction of a Stage at the Barnstable County Complex at 3295 Main Street, Barnstable as Submitted.

So Voted Unanimously

Mitchell, Douglas & Welsh, Christine, 2576 Main Street, Barnstable, Map 258, Parcel 002-001

Two-Story Addition to Existing Garage

Represented by Craig Ashworth & Doug Mitchell

Chair Bearse clarified that this is an extension of the current two story garage and not another two stories above the existing. Elizabeth Nilsson asked if the addition will match the current roof lines and Craig Ashworth confirmed that they would. George Jessop questions the use of many different window types; casements, awnings. Craig Ashworth noted that they are trying to match the existing house and garage which also have many different types of windows.

Carrie Bearse confirmed that the height of the garage will not exceed the height of the house and noted that the addition will be fairly hidden. This house is a very large one and she likes how it stays low and expands. Mary Blair Petiet concurred and believes this addition is appropriate.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Douglas Mitchell & Christine Welsh at 2576 Main Street, Barnstable as Submitted.

So Voted Unanimously

Cooper, John & Karen, 245 Cedar Street, W. Barnstable, Map 131, Parcel 002

Construct New Single Family Home with Attached Three Car Garage

Represented by Gordon Clark, Architect and Karen Cooper

Gordon Clark reviewed the site plan and indicated that the parcel is approximately 2 ½ acres and the house will be situated at the rear of the lot.

Carrie Bearse asked what the material will be for the windows, doors and trim as it is not indicated on the specification sheet. Gordon Clark stated that he understands that this Committee may allow composite

materials in certain instances. They would like to go with azek and the Chair stated that they simply need to indicate this on the specification sheet. Mr. Clark also noted that they would like azek for the outdoor shower as well and will paint it white. Grills on the windows will be between the glass. Elizabeth Nilsson asked about a landscaping plan and Mr. Clark explained that there is existing landscaping, mostly natural and they intend to keep most of the existing plants. There will be a new driveway as indicated on the site plan.

Abutters Denise Bell and John Mutrie were present and came forward. Ms. Bell asked what was planned for the existing house on the lot. Mr. Clark stated that this is a very small dwelling and at this time, there is talk with the town to see if it can be utilized as an accessory structure. Mr. Mutrie is the abutter to the left and he indicated that he has spoken with the owners, and they have agreed, to place additional plantings along the property line where the garage will be situated which will obscure his view of the structure.

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for John & Karen Cooper at 245 Cedar Street, W. Barnstable as Submitted with the additional screening between the new garage construction and the property located at the east elevation and the use of azek approved provided it is painted white.

So Voted Unanimously

CERTIFICATE OF EXEMPTION

Tabor, James & Lynn, 1849 Main Street, W. Barnstable, Map 216, Parcel 022

Replace Faux Chimney

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption as Submitted.

So Voted Unanimously

Conservation Commission/Town of Barnstable, Scudder Lane, Barnstable

Install 18" x 24" Educational Sign at Town Way to Water

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for a 18" x 24" educational sign at the end of Scudder Lane as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

June 27, 2012

Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Minutes of June 27, 2012 as Submitted.

So Voted Unanimously

OTHER BUSINESS

Elizabeth Nilsson wished to comment that she has received numerous phone calls and has been approached by residents regarding the tree clearing at the Cape Cod Community College and requested that copies of the Minutes be reviewed to assure that this much clearing was approved. Chair Bearse stated that she, too, has been approached by many concerned residents and recently requested staff to forward her the approved application which indicated a 50 foot buffer from Route 132 for the ground mounted solar array. She requested the Building Inspector review the clearing and it was reported that they are within the 50 foot set back. Although it was identified on the plans, she believes that this Committee needs to review these types of projects more closely in the future as it can appear deceiving. Elizabeth Nilsson requested that staff provide copies of the application and Minutes for discussion at the next scheduled meeting.

Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by George Jessop to Adjoin the Meeting at 7:30pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary