

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, January 24, 2024, 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
George Jessop, AIA	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.

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**Roll Call**

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

**Attendance Roll Call:**

**George Jessop**  
**Ryan Coholan**  
**Lesley Wallace**  
**Wendy Shuck**  
**Bett McCarthy**

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**CONTINUED APPLICATIONS**

**Chesnauskas, Patricia, 18 Keveney Lane, Barnstable, Map 351, Parcel 028, Built 1966**  
Construct addition above existing sunroom.

Bill Fornaciari was in attendance. Holly Chesnauskas, homeowner, was also in attendance.

Bill presented five different options to the Committee.

1. Original application with the full height wall with the 7:12 pitch. Although the addition's roof line would go above the main home, it is over 20' back from the main ridge line and from the road would be minimally visible if at all.
2. Lower the side walls with a clipped ceiling to maintain the 7:12 pitch. Unfortunately, this would only give an interior wall height of five and a half feet. This option is not viable for the homeowner as it loses too much space in the room.
3. Clipped ceiling with a roof pitch of 4.75:12 but this keeps the ridge below the main house,
4. Cape style building. Lowered end walls with a 10:12 pitch and the dormer would be a 4:12 pitch.
5. Make it too look like a barn in the back. Steep pitch roof with a cupola.

***Approved 03/13/2024***

George- Appreciates that the addition is 20ft back from the main ridge of the dwelling and the angle as viewed from the street would preclude being able to be seen as presented on the original design. Appreciates the thought and attention for this project as five designs have been presented. George noted he liked options 3 and 4.

Holly- Reiterated she does not want option 2 due to the height issues. Concerned that option 4 would be more expensive than option 4 but is open to both options.

Bett- Asked the homeowner which options she is more partial to,

Holly- Options 3 or 4 would be best.

Ryan- Did not have an issue with the original plan. It doesn't do the homeowner any justice for them to build something that does not suit their needs. Even though it is facing 6A, this addition won't have a significant impact to the community. No issue with option 1. Everything is appropriate except for the one high roof peak.

Wendy- Preference would be that the addition roof height would not exceed the main house. Option 3 or 4 would be amenable and would defer to the homeowner for what option would be best for her and her needs of the space.

Lesley- Agree with Wendy. Likes Option 4 but is amenable to Option 3 as well.

Bett- Likes the option 4 but is also amenable to option 3.

Holly- Likes option 4 and is preferable to option 3, but is concerned about the cost.

Ryan- Asked to clarify what the impact really is on Route 6A to add to the cost of the build at the expense of the homeowner to not give them their first choice? Looking at the property from Route 6A, the peak would either not be visible or minimally visible from 6A.

Bill- The first proposal is 2ft above the main ridge. The dwelling is at least 60ft off the main road.

Wendy- Don't typically see rambling additions that exceed the main roof line of the house. Would prefer to see the addition off the back at the main roof line or lower.

Holly- Would the peak be hidden by the chimney?

Bill- Yes.

Wendy- From the right or left side it would be visible.

Holly- It would be visible from the left but not the right.

Bett- Keveney Lane is a scenic road that people drive down.

Ryan- Is it a designated scenic road?

Wendy- Yes, it is a designated scenic road.

Committee agreed to approve options 3 and 4 so that the homeowner has option of which design they would like to go with.

**Public Comment: None**

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

Roll Call Vote

*George Jessop- aye  
Ryan Coholan- aye  
Lesley Wallace- aye  
Wendy Shuck- aye  
Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Chesnauskas, Patricia, 18 Keveney Lane, Barnstable, Map 351, Parcel 028, Built 1966 to construct addition above existing sunroom revised plans titled opt 3 and opt 4 dated January 16, 2024.  
Seconded by Lesley Wallace.*

Roll Call Vote

*George Jessop- aye  
Ryan Coholan – aye  
Lesley Wallace- aye  
Wendy Shuck- aye  
Bett McCarthy- aye*

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**Triple C Realty LLC, 350 Sandy Neck Road, West Barnstable, Map 136, Parcel 014/002, Built 1965**  
Raze existing house and build new Cape style home with three car garage.

Attorney David Lawlor, Don Beaulieu, and Jennifer Birnstiel were in attendance.

Attorney Lawlor noted he has been working with Don for quite a few years and Jennifer is an excellent architect. Don asked Attorney Lawlor to look at the designs and the Committee's suggestions from the last meeting to address the Committee's concerns. Don really listened to the Committee's comments and scaled down the scope to be consistent with the neighborhood.

Jen stated that Don and Eileen took the Committee's comments very seriously. They made decisions to make the decision and do more than what was asked of them. They took the square footage of the house down by 400 sq ft. Looked at adding the length that George had suggested and added in a breezeway in that space. Brought down the knee wall of the garage as well so that the massing doesn't look as large and took the square footage down by 373 sq ft. The dormer height would be the same but stepped them back about 9 inches from the front of the garage.

George- Where is the ridge line for the connector?

Jen- It's a half story high.

George- Asked for a roof plan.

Jen- No roof plan. Clarified the eaves connect all the way around.

Ryan- No issue with the initial design. No additional comment if the homeowner wants to make changes.

Wendy- Appreciate the plans being redesigned and taking down the scale of the house a little bit. What are the plans for landscaping?

Don- This lot was originally a 2-acre lot. It was split and there used to be about 150 cedar trees that were cut down and really opened the lot. We have put up some cypress trees. On the roadside there is a lot cedar trees and shrub. The previous homeowner had cut them down. We have planted about 25 shrubs that are about 8-9ft tall. Quite a bit has been done already.

Wendy- Appreciated. Relatively speaking to the other homes, it is large in comparison. Afraid that this house will make the neighborhood feel like it has lost some quaintness to it.

Lesley- Thank you for taking it seriously. Does like the breezeway as it helps break up the massing. Appreciates the landscaping. It will blend nicely.

Bett- The front elevation is the street view and this is not an attractive design and it is massive. The view of the front of the house is much nicer and would be better as the road view. Understands that there have been massive cutbacks to the home, but believes it is still too massive. Not in favor of this design.

Don- The house is currently in the exact location as it is right now. The length of the house is shorter. The garage is in the same location, but instead of being detached it is attached. Didn't try to change it around or the look of the house. To turn the house to face the road would do the property injustice.

George- Asked to see the site plan again to see how the dwelling is oriented to the street.

**No public comment.**

*Wendy Shuck moved to close the public hearing. Seconded by George Jessop.*

**Roll Call Vote**

*George Jessop- aye  
Ryan Coholan- aye  
Lesley Wallace- aye  
Wendy Shuck- aye  
Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Demolition for Triple C Realty LLC, 350 Sandy Neck Road, West Barnstable, Map 136, Parcel 014/002, Built 1965 to raze existing house as submitted.  
Seconded by Ryan Coholan.*

**Roll Call Vote**

*George Jessop- aye  
Ryan Coholan – aye  
Lesley Wallace- aye  
Wendy Shuck- aye  
Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Triple C Realty LLC, 350 Sandy Neck Road, West Barnstable, Map 136, Parcel 014/002, Built 1965 to construct a new Cape style home with three car garage as modified.  
Seconded by Ryan Coholan.*

**Roll Call Vote**

*George Jessop- aye  
Ryan Coholan – aye  
Lesley Wallace- aye  
Wendy Shuck- nay  
Bett McCarthy- nay*

**Approved 03/13/2024**

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**MINOR MODIFICATIONS**

None

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**EXTENSIONS**

None

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**OTHER**

None

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**Approval of Minutes**

December 13, 2023

***Wendy Shuck moved to approve the minutes of December 13, 2023 as submitted. Lesley Wallace seconded.***

**Roll Call Vote**

***George Jessop- aye***

***Ryan Coholan – aye***

***Lesley Wallace- aye***

***Wendy Shuck- aye***

***Bett McCarthy- aye***

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Next Meeting Date: February 14, 2024; February 28, 2024

**ADJOURNMENT-** Wendy Shuck moved to adjourn meeting Wednesday January 24, 2024. Lesley Wallace seconded.

***George Jessop- aye***

***Ryan Coholan- aye***

***Lesley Wallace- aye***

***Wendy Shuck- aye***

***Bett McCarthy- aye***

**Meeting adjourned at 7:43pm.**

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 03/13/2024***