



Town of Barnstable

Old King's Highway Historic District Committee

367 Main Street, Hyannis, MA 02601

www.town.barnstable.ma.us/OldKingsHighway

AGENDA

Wednesday, November 12, 2025 at 6:30 PM

The Old King's Highway Historic District Committee will be held by remote participation; see instructions below.

1. Real-time access: Applicants, their representatives and individuals required or entitled (*public comment*) to appear before the Old King's Highway Historic District Committee may participate through accessing the link or telephone number provided below:

Link: Join Zoom Meeting: <https://townofbarnstable-us.zoom.us/j/83608508811>

Phone: 1- 888-475-4499 and entering Meeting ID: 836 0850 8811

2. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://barnstable.cablecast.tv/internetchannel>

3. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to erica.brown@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

4. Members of the public wishing to review plans and applications prior to the meeting are instructed to contact Administrative Assistant, Erica Brown, by calling 508-862-4787 or by emailing erica.brown@town.barnstable.ma.us

Call to Order

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 will be held on the following applications:

Continued Applications

None

Applications

Hunt, Kevin & Dorene, 558 Cedar Street, West Barnstable, Map 109, Parcel 048, Built 1975

Convert barn into an ADU.

Cape Cod Model Railroad Club & Museum, 2461 Meetinghouse Way, West Barnstable, Map 155, Parcel 035

Restore appearance of the New Haven Baggage Car to the period between 1954 and 1968.

Barnstable House LLC, 3010 Main Street, Barnstable, Map 279, Parcel 021, Built 1716

Lift existing 20' x 25' barn +/-27' per FEMA regulations, replace the windows and doors, and add 25 sq. ft. portico with two steps.

Andryauskas, Frank & Margaret, 50 First Way, Barnstable Map 301, Parcel 046, New Build

Install 31 solar panels on the new build. Panels will be visible from the street, panels will be matte black, low profile, and will have a skirt for improved aesthetics.

Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986

Construct an addition and renovate the existing single-family dwelling.

Chase-Osterville LLC, 97 Oakmont Road Lot #1, Barnstable, Map 349, Parcel 012, Vacant Land

Construct new 4BR Cape with attached two car garage and an in-ground pool.

Cobb Trust, 85 Oakmont Road, Barnstable, Map 349, Parcel 012/003, Vacant Land

Construct new 5BR house with pool and shed.

Hamel, Jeffrey & Danielle TRS, 71 Sunset Lane, Barnstable, Map 301, Parcel 024, Built 2009

Demo 14' x 8' rotted first floor addition and replace with 14' by 8' two floor addition within the same footprint. Remove the rear door and reside to match existing. Replace slider doors on the rear.

Remillard, Steven & Kristen, 52 Salten Point, Barnstable, Map 280, Parcel 027, Built 1962

Construct 14' x 16' kitchen addition, 9' x 19' bathroom and closet addition, raise the roof on the garage and add two dormers. Change window and add 4' x 7' portico.

Christian Congregation in the US, 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004, Built 2000

Renovation of the existing front and rear decks. Maintaining the same dimensions and footprint.

Minor Modifications

None

Extensions

None

Other

2026 Meeting Schedule: Change November 11, 2026 meeting date to November 18, 2026 due to the Veteran's Day holiday.

Election Reminder: The Barnstable Old King's Highway election will take place on Tuesday November 25, 2025 at the Barnstable West Barnstable Elementary School from 7pm-8pm.

Approval of Minutes

October 22, 2025

Adjournment

Next Meeting Date: December 10, 2025; January 14, 2026

Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. * Public files are available for viewing during normal business hours at the Old King's Highway Historic District office located at 367 Main Street, Hyannis, MA. Please coordinate with staff to arrange an appointment to view files.

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.