

OLD KINGS HIGHWAY – JULY 8TH MEETING MATERIALS

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Barnstable Old Kings Highway Historic District Committee

200 Main Street, Hyannis, MA 02601, Tel: 508-862-4787 Email: erin.logan@town.barnstable.ma.us

APPLICATION, CERTIFICATE OF APPROPRIATENESS

Application is hereby made, with five (5) complete sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Check all categories that apply:

- 1. Building construction: New Addition Alteration
- 2. Type of Building: House Garage/barn Shed Commercial Other
- 3. Exterior Painting, roof: new roof color/material change, of trim, siding, window, door
- 4. Sign: New Sign Existing Sign Repainting Existing Sign
- 5. Structure: Fence Wall Flagpole Retaining wall Tennis court Other
- 6. Pool: Swimming Other man-made pool Solar panels Other

Type or Print Legibly: Date June 2, 2020

NOTE: All applications must be signed by the current owner

Owner (print): Mark E. and Margaret O. Barber Telephone #: 708-297-9829

Address of Proposed Work: 17 HOLWAY DR Village West Barnstable Map Lot # 136-040

Mailing Address (if different): _____

Owner's Signature: *Mark E. Barber*

Description of Proposed Work: Give particulars of work to be done: Remove old double hung windows with 12 over 12 grids. Replace with white vinyl Harvey Tribute double hung windows with 6 over 6 grids between the glass.

Agent or Contractor (print): DeNardo Home Improvement of Cape Cod, Inc. Telephone #: 508-477-5674

Address: 17 Wilann Road, Mashpee, MA 02649

Contractor/Agent's signature: *Mark A. DeNardo*

<p><i>For committee use only</i></p> <p>Date _____</p> <p>Members signatures _____</p> <p>_____</p> <p>_____</p> <p>Conditions of approval _____</p> <p>_____</p>	<p>This Certificate is hereby APPROVED / DENIED</p>
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CERTIFICATE OF APPROPRIATENESS SPEC SHEET Please submit 5 copies

Foundation Type: (Max. 12" exposed) (material - brick/cement, other) _____

Siding Type: Clapboard ___ shingle ___ other _____
Material: red cedar ___ white cedar ___ other _____ Color: _____

Chimney Material: _____ Color: _____

Roof Material: (make & style) _____ Color: _____

Roof Pitch(s): (7/12 minimum) _____ (specify on plans for new buildings, major additions)

Window and door trim material: wood ___ other material, specify _____

Size of cornerboards _____ size of casings (1 X 4 min.) _____ color _____

Rakes 1st member _____ 2nd member _____ Depth of overhang _____

Window: (make/model) Harvey _____ material Vinyl Double Hung _____ color White _____
(Provide window schedule on plan for new buildings, major additions)

Window grills (please check all that apply):
true divided lights ___ exterior glued grills ___ grills between glass X removable interior ___ None ___

Door style and make: _____ material _____ Color: _____

Garage Door, Style _____ Size of opening _____ Material _____ Color _____

Shutter Type/Style/Material: _____ Color: _____

Gutter Type/Material: _____ Color: _____

Deck material: wood ___ other material, specify _____ Color: _____

Skylight, type/make/model/: _____ material _____ Color: _____ Size: _____

Sign size: _____ Type/Materials: _____ Color: _____

Fence Type (max 6') Style _____ material: _____ Color: _____

Retaining wall: Material: _____

Lighting, freestanding _____ on building _____ illuminating sign _____

OTHER INFORMATION: _____

THE ATTACHED CHECK LIST MUST BE COMPLETED AND SUBMITTED

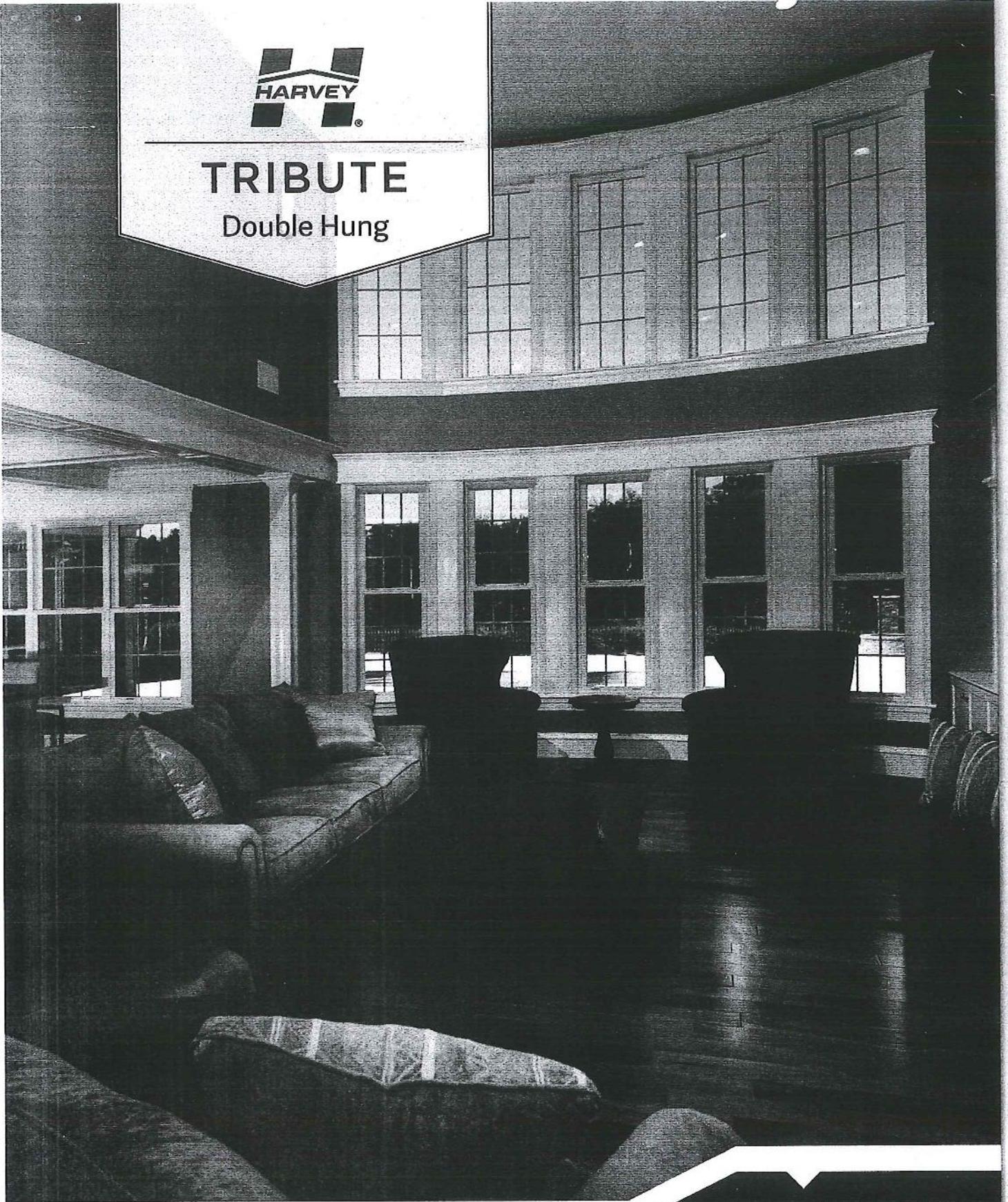
Please provide samples of paint colors, manufacturers brochure of windows, doors, garage door, fences, lamp posts etc

Signed: (plan preparer)  _____ **Print Name** Margaret O. Barber _____





TRIBUTE
Double Hung



VINYL WINDOWS

PICK YOUR GLASS PERFORMANCE



Harvey provides a variety of glass options that meet or exceed Energy Star® requirements. Exclusive to Tribute, ThermaLock 3X is our premier glass package offering maximum energy saving benefits in any climate zone.

3X

Triple glazed for the Ultimate Performance

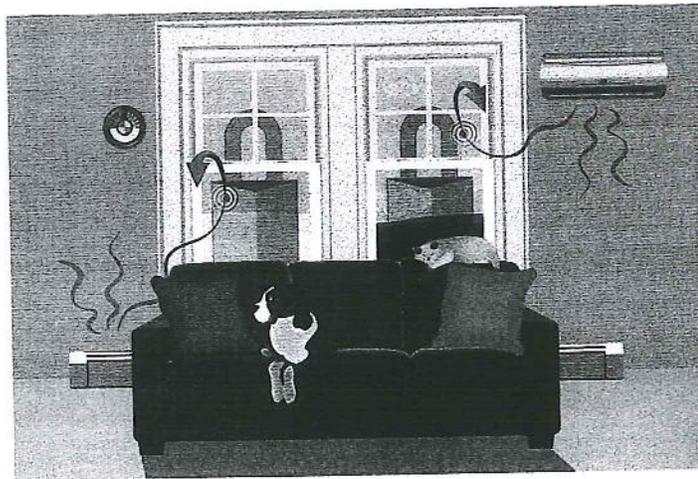


ThermaLock 3X

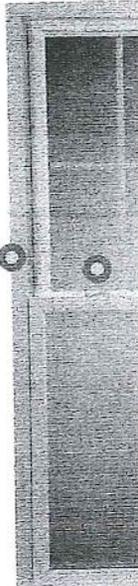
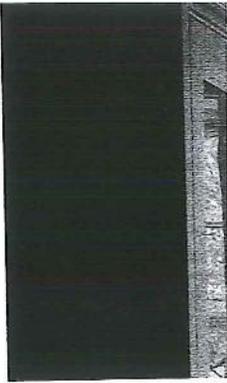
Surpasses Energy Star Requirements in these Zones

N NC SC S

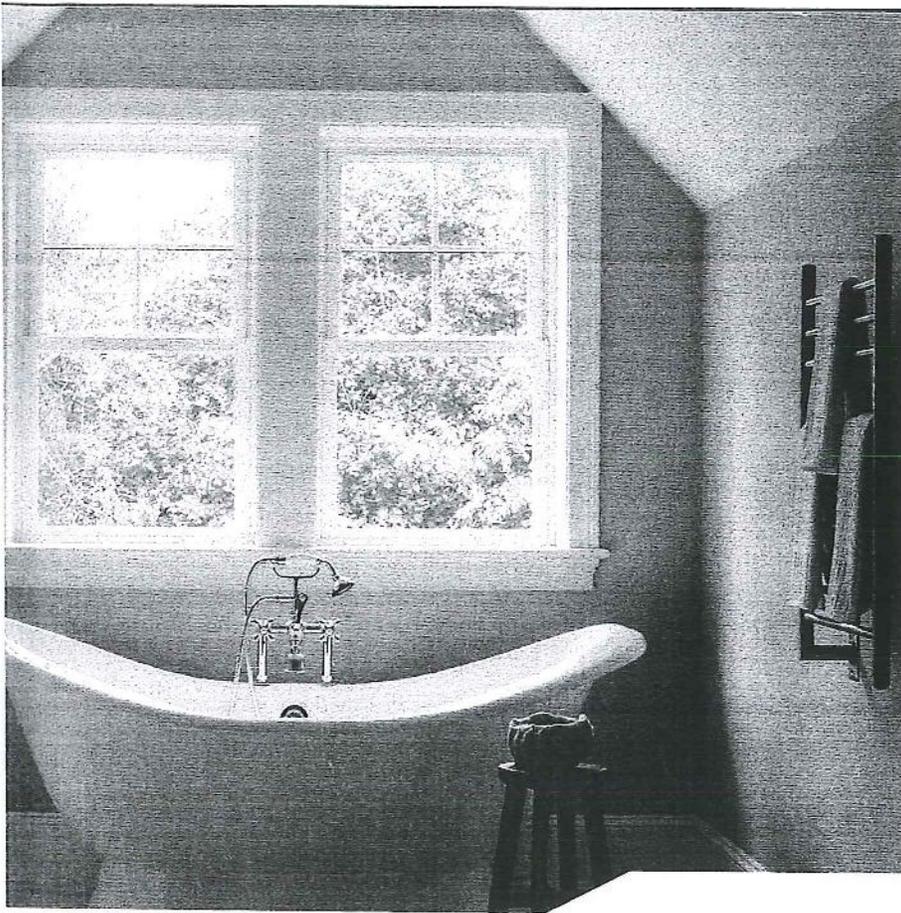
Our most outstanding thermal performance package utilizes highly insulating Krypton gas between **three** Low-E coated panes of glass. Used by LEED and green building professionals, this option is the best choice to significantly reduce energy consumption in climates where both cooling and heating costs are a concern.



Also available in **ThermaLock**, **ThermaGuard** and **SunGain** Energy Star Rated Glass.



- Durable, m vinyl frame convenient
- Attractive architectural
- Dual action theft limit ventilator
- Block and allow for a opening a



THE TRIBUTE STORY

The Harvey Tribute double hung window provides superior efficiency and stunning good looks. Fusion welded with a contoured sash and glazing bead to emulate the traditional look of a wood window, Tribute has a revolutionary dual-acting lock/tilt latch combo for clean lines with no exposed tilt latches. Premium **IEWS** mesh is standard on your choice of half or full screens, providing a brighter view and 25% more airflow.

Chosen by top architects for its refined design and enhanced performance capabilities, the Harvey Tribute provides all the elegance and comfort discerning homeowners expect.

PICK YOUR OPTIONS

DUAL-ACTION LOCK



LIFT HANDLE



Applied

Integral

GRID STYLES



Between Glass

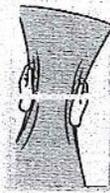


Exterior Applied



Simulated Divided Lites

Premium VIEWS mesh standard FULL AND HALF SCREENS



FlexScreen Frame



Extruded Aluminum Frame

MOR
MOR

Add a
color to

In addi
Harvey
custom
backed
warrant
peeling

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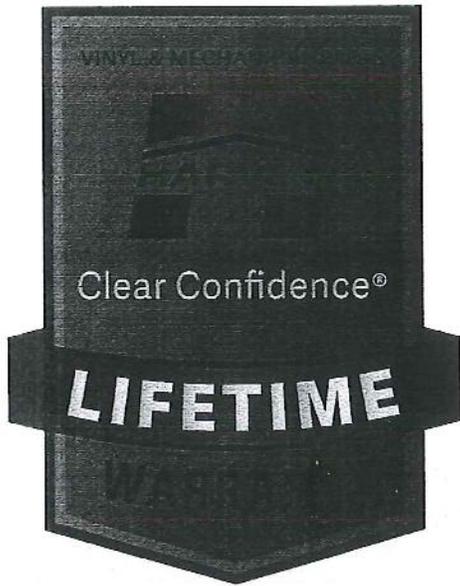
Dark Bronze

ST

Lookin

If yc
color,
our cl

WITH HARVEY, YOU GET PEACE OF MIND, STANDARD.



We've got you covered.

For over 55 years, we've built our reputation on the craftsmanship of our products and our world-class customer service. You can rest easy knowing that Harvey windows are backed by our Clear Confidence Warranty and that our commitment to your home lasts a lifetime.

20 YEARS
GLASS SEAL

20 YEARS
TRANSFERABILITY

harveybp.com/warranty
for full details

CLEAR:

Your windows are warrantied *for life* on any defects in structure, parts, and mechanisms, and for 20 years on interior glass seal failures.

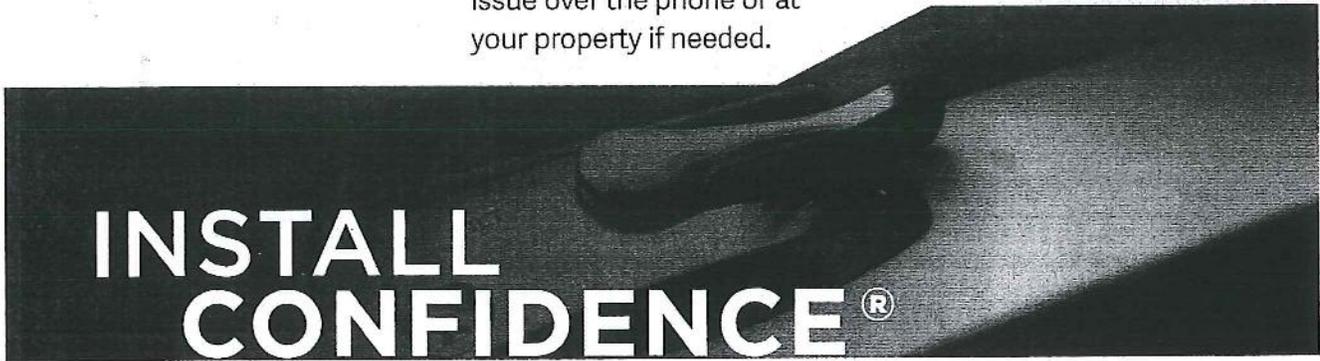
CONVENIENT:

We make receiving replacement parts easy, including full sash replacements for glass repairs—no professional glass installer needed.

CONFIDENCE:

We are confident in the quality of our products, but if something's not quite right, you can count on our highly trained, US-based customer support specialists and field technicians to solve your issue over the phone or at your property if needed.

With this kind of coverage, it's easy to see why **J.D. Power ranked Harvey among the top*** manufacturers in their customer satisfaction study.



1.800.9.HARVEY | harveybp.com | 1400 Main St. • Waltham • MA • 02451

*J.D. Power 2018 Windows and Patio Doors Satisfaction Study. Due to printing limitations, colors shown are for representation only.



Legend

Road Names



Map printed on: 6/23/2020



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

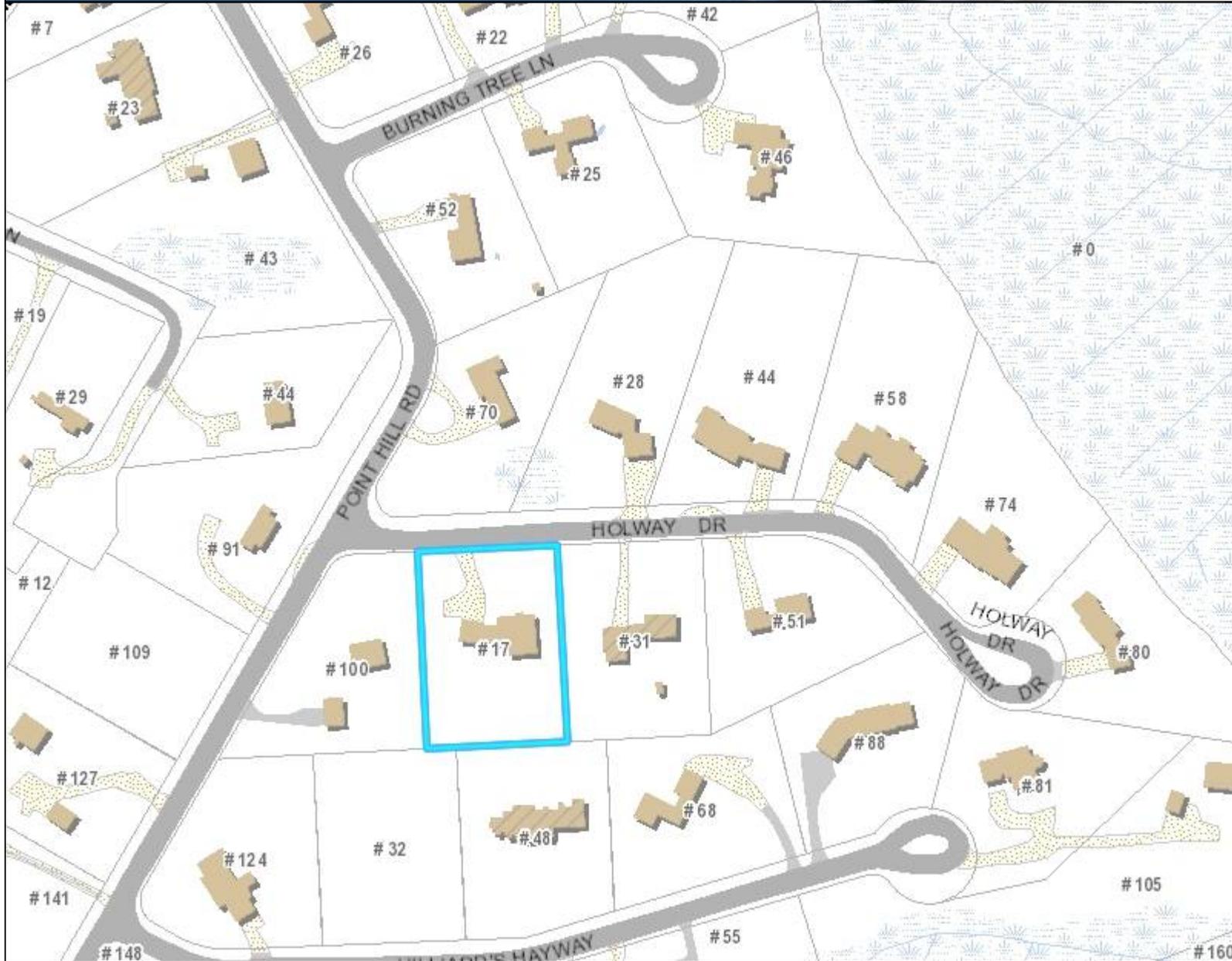


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/23/2020



Approx. Scale: 1 inch = 167 feet



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Historic Districts (OKH or HMSWHD) Abutter List for Map & Parcel(s): '136040'

Direct abutters – all parcels that touch subject property including those across the street or way that would touch but for the road.

Total Count: 7



Close

Map & Parcel	Owner1	Owner2	Address1	Address 2	Mailing CityStateZip	Country Deed
136030	WASSERBERG, HERB A & BORDEN, BEVERLY F		70 POINT HILL ROAD		WEST BARNSTABLE, MA 02668	28318/ 216
136031	OLMSTED, DODGE & CALDERWOOD, MARILYN		28 HOLWAY DRIVE		WEST BARNSTABLE, MA 02668	28110/ 301
136039	HAGERTY, JAMES P & LYNDA J		31 HOLWAY DRIVE		WEST BARNSTABLE, MA 02668	31275/ 149
136040	BARBER, MARK E & MARGARET O		17 HOLWAY DRIVE		WEST BARNSTABLE, MA 02668	28729/ 70
136041	NIEDZWIECKI, MELISSA F & PAUL JAMES		97 ISALENE STREET		HYANNIS, MA 02601	31632/ 55
136043	HADLEY, RICHARD J		PO BOX 282		SAGAMORE, MA 02561-0282	5406/ 248
136044	SMITH, DAVID & SUZANNE M		PO BOX 310		EAST SANDWICH, MA 02537	29717/ 25

This list by itself does NOT constitute a certified list of abutters and is provided only as an aid to the determination of abutters. If a certified list of abutters is required, contact the Assessing Division to have this list certified. The owner and address data on this list is from the Town of Barnstable Assessor's database as of 6/26/2020 .



Town of Barnstable
Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Telephone (508) 862-4787, Email erin.logan@town.barnstable.ma.us

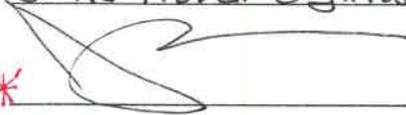


Application for
DEMOLITION OR REMOVAL OF A BUILDING OR STRUCTURE
 (including partial demolition of buildings, structures; outbuildings, stonewalls, etc.)

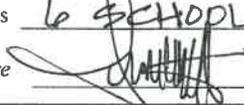
Application is hereby made, with five (5) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date 6.15.20 Map & Parcel 301-001

Homeowner MOSS HOLLOW ENTERPRISES LLC. Phone 301.537.6144
 Street address 147 SALTEN POINT ROAD Email Jane.nober@gmail.com
 Village BARNSTABLE

Mailing address 330 MOSS HOLLOW RD. Signature 

Agent/Contractor PORT WORTH TX 76109 Phone 508.420.5335
ARCH. TECH ASSOC. INC.
 Agent Address 6 SCHOOL STREET. COLIT. Email tluff@architechassociates.com

Agent Signature 

This certificate expires one year from the stamped approval date or upon the expiration of Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received at least 30 days prior to the date of expiration.

There is a 10 day appeal period (14 day waiting period) for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable code requirements.

DEMOLITION OF House Part of House Garage Barn Stable Stone Wall Commercial

Other _____

Square footage of footprint of building (s) to be demolished: Building 1: 2,502 s.f. Building 2: _____

Square footage of total floor area of building (s) to be demolished: Building 1: 3,850 s.f. Building 2: _____

If application is for removal and relocation, state where: _____

Note: A separate Certificate of Appropriateness is required for a relocation of a building or structure within the Barnstable Old King's Highway Historic District.

- Checklist:** Application, 5 copies Site Plan, 5 copies Photographs of all elevations to be demolished
 \$120 Application fee \$17.25 Legal ad fee Postage Stamps

	For Committee use only	This Certificate is hereby	APPROVED	DENIED
	By a vote of	__Aye__	__Nay__	__Abstain__
	Date			
Members signatures _____				
Conditions of Approval				





DIRECTIONS:

From Hyannis - Follow Main Street to Barnstable Rd. turn right continue to the Airport Rotary take the 2nd Exit on to Rte. 132 continue to Phinney's Lane and turn left continue to Route 6A and turn right onto Rendezvous Lane and turn right on Salten Point Rd. #145 is on your right.

ASSESSORS REF.:

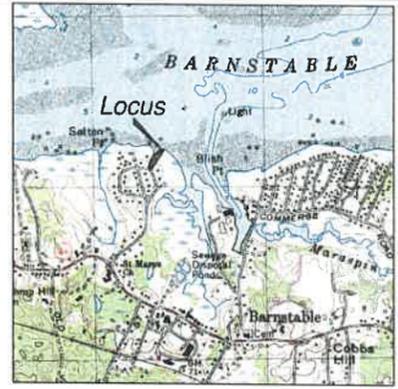
Map 301, Parcel 001

OVERLAY DISTRICT:

AP - Aquifer Protection District

FLOOD ZONE:

Zones VE Elev.15',
AE Elev.14' & AE Elev 13'
Coastal Barrier Resource Area
Community Panel No.
#250001 C0558 J
July 16, 2014



LOCATION MAP:

Scale: 1" = 2000'±

ZONE:

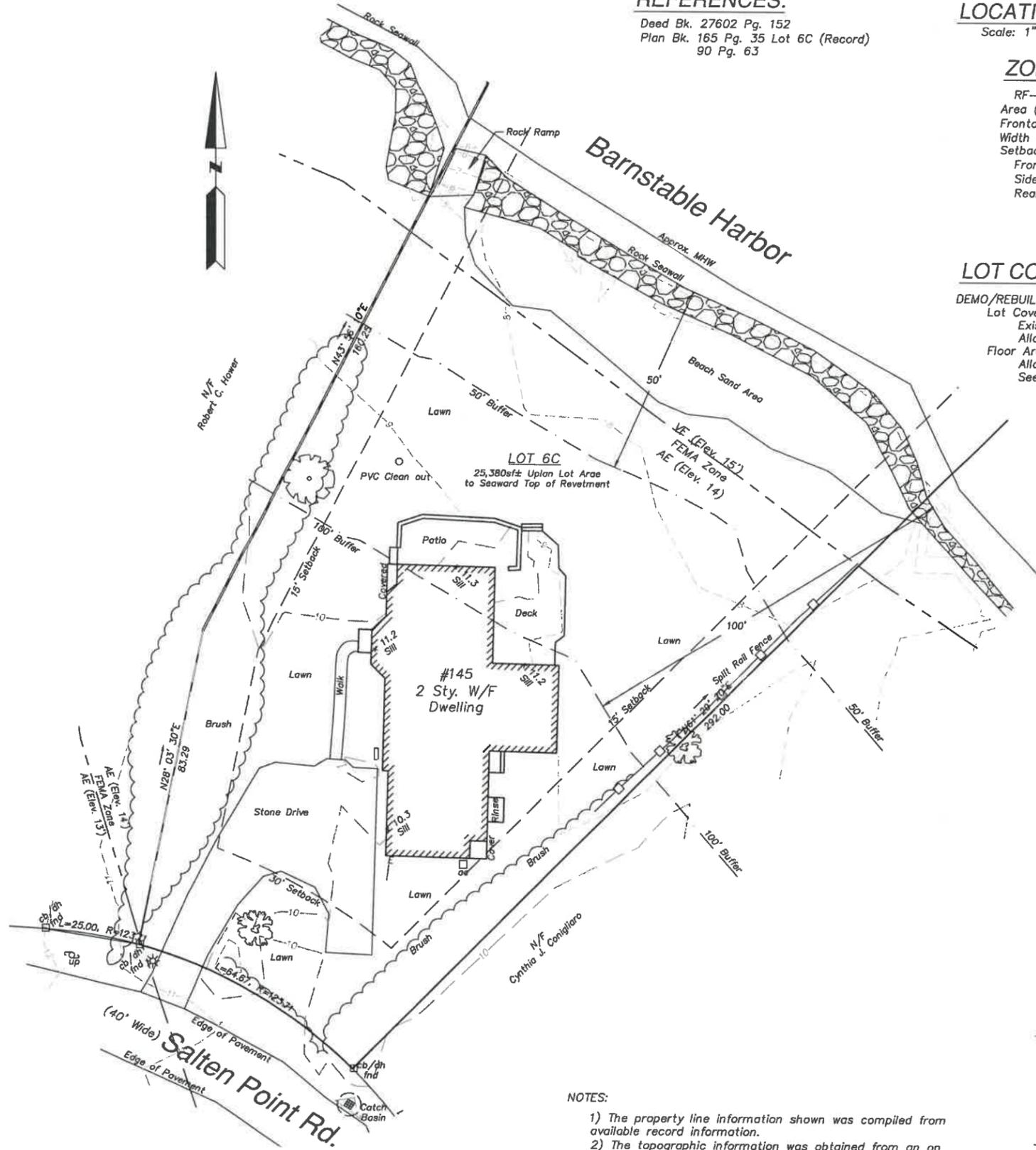
RF-1
Area (min.) 43,560 SF
Frontage (min) 20'
Width (min) 125'
Setbacks:
Front 30'
Side 15'
Rear 15'

LOT COVERAGE:

DEMO/REBUILD S240-91H(1)(b)
Lot Coverage 20%
Existing 3,105sf
Allowed 5,076sf
Floor Area Ratio 0.30
Allowed 7,614sf
See Architectural Plan

REFERENCES:

Deed Bk. 27602 Pg. 152
Plan Bk. 165 Pg. 35 Lot 6C (Record)
90 Pg. 63



LEGEND:

- ⊙ CDT Cedar Tree
- ⊙ HT Holly Tree
- ⊙ DT Deciduous Tree
- ⊙ CT Coniferous Tree
- ⊙ Utility Pole
- E- Electric
- G- Gas
- ⊙ Wetland Flag
- ⊙ Light Post
- ⊙ CB/DH
- OHW- Overhead Wires
- 25- Elevation Contour

NOTES:

- 1) The property line information shown was compiled from available record information.
- 2) The topographic information was obtained from an on the ground survey performed on 12/27/2019 by Sullivan Engineering, Inc. using RTK GPS.
- 3) Structures and property lines were established using conventional survey method
- 3) The datum used is NAVD 88.

SHEET 1 OF 1	TITLE: Site Plan Existing Conditions At 145 Salten Point Road Barnstable (Barnstable Village) Mass.		PREPARED FOR: Moss Hollow Enterprises, LLC 3301 Moss Hollow Road Fort Worth TX 76109		PREPARED BY: Sullivan Engineering & Consulting, Inc. (508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655 seci@sullivanengin.com • www.sullivanengin.com	
	DATE: January 16, 2020	SCALE: 1"=20'			Draft: ASL	Field: CTR/WHK
				Review: CTR/JOD	Comp: CTR	
				Proj. # 390032	Proj. Naber	

Parcel: 301-001 Location: 145 SALTEN POINT ROAD, Barnstable Owner: MOSS HOLLOW ENTERPRISES LLC



Parcel
301-001
Location
145 SALTEN POINT ROAD
Village
Barnstable
Town sewer account
Active

Developer lot:
LOT 5B-6C-6D
Road index
1410
Fire district
Barnstable
Sewer connection files
[card_1](#)



Owner: MOSS HOLLOW ENTERPRISES LLC

Owner MOSS HOLLOW ENTERPRISES LLC	Co-Owner	Book page 27602/ 152
Street1 3301 MOSS HOLLOW ROAD	Street2	
City FORT WORTH	State Zip Country TX 76109	

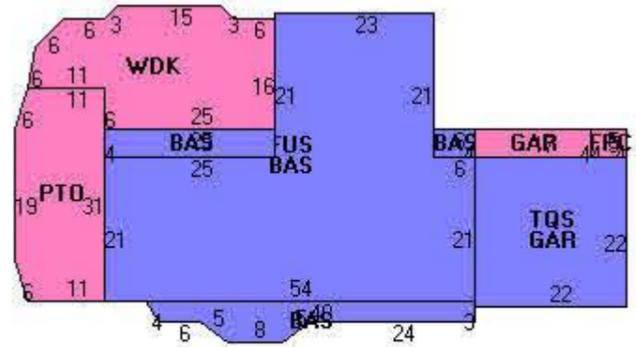
Land

Acres 1.39	Use Single Fam M-01	Zoning RF-1	Neighborhood 0119
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Septic, Gas	Location factor Waterfront	State Zone of Contribution OUT	

Construction

Building 1 of 1

Year built 1962	Roof structure Gable/Hip	Heat type Hot Water
Living area 3850	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 5511	Exterior wall Wood Shingle, Clapboard	AC type None
Style Cape Cod	Interior wall Drywall	Bedrooms 3 Bedrooms
Model Residential	Interior floor Hardwood	Bath rooms 2 Full-1 Half
Grade Average Plus	Foundation Conc. Slab	Total rooms 8 Rooms
Stories 2 Stories		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
04/01/1989	Addition	B32850	\$100,000	01/15/1990	BA ADD'N

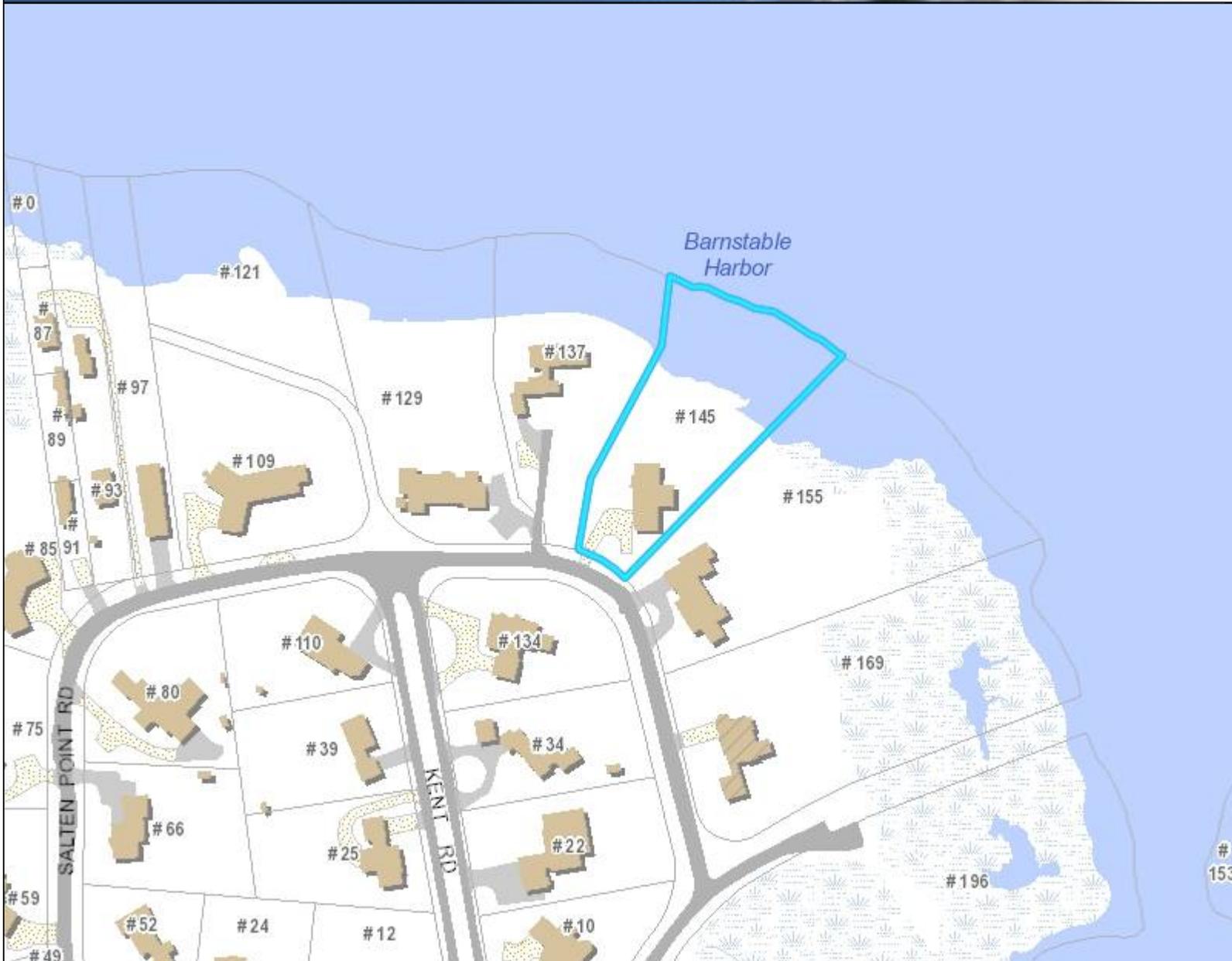
Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	08/06/2013	MOSS HOLLOW ENTERPRISES LLC	27602/ 152	\$2,045,000
2	06/27/2011	HULBERT ENTERISES LLC	25530/ 16	\$1
3	09/12/1996	BUPPERT, HOBART C II	10385/ 298	\$1
4	09/30/1991	BUPPERT, HOBART C II & PHOEBE L	7697/ 69	\$700,000
5	08/15/1988	GRUBER, ROSALIND H & MARTIN, C	6415/ 166	\$500,000
6	11/28/1972	HAKES, FRANCES R	1763/ 346	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$104,400	\$10,000	\$0,000	\$1,200,000	\$1,314,400





Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/26/2020



Approx. Scale: 1 inch = 167 feet



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Legend

Road Names



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Historic Districts (OKH or HMSWHD) Abutter List for Map & Parcel(s): '301001'

Direct abutters – all parcels that touch subject property including those across the street or way that would touch but for the road.

Total Count: 4



Close

Map & Parcel	Owner1	Owner2	Address1	Address 2	Mailing CityStateZip	Country Deed
280023	HOWER, ROBERT C		47 LAKE VIEW		CAMBRIDGE, MA 02138	19854/ 316
280032	BUONO, JOSEPH		97 EAST MAHWAH ROAD		MAHWAH, NJ 07430	25468/ 89
301001	MOSS HOLLOW ENTERPRISES LLC		3301 MOSS HOLLOW ROAD		FORT WORTH, TX 76109	27602/ 152
301002	CONIGLIARO, CYNTHIA J		45 SEARS ROAD		SOUTHBOROUGH, MA 01772	28496/ 7

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Barnstable Old Kings Highway Historic District Committee

200 Main Street, Hyannis, MA 02601, Tel 508.862.4787 Eml erin.logan@townofbarnstable.ma.us



APPLICATION, CERTIFICATE OF APPROPRIATENESS PLANNING & DEVELOPMENT

Application is hereby made, with five (5) complete sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Check all categories that apply;

- 1. Building construction: New Addition Alteration
- 2. Type of Building: House Garage/barn Shed Commercial Other
- 3. Exterior Painting, roof new roof color/material change, of trim, siding, window, door
- 4. Sign: New Sign Existing Sign Repainting Existing Sign
- 5. Structure: Fence Wall Flagpole Retaining wall Tennis court Other
- 6. Pool Swimming Other man-made pool Solar panels Other

Type or Print Legibly: Date 6.15.20

NOTE All applications must be signed by the current owner

Owner (print): MOSS HOLLOW ENTERPRISES LLC Telephone #: 301.537.6144

Address of Proposed Work: 145 SALTEN POINT RD. Village BARNSTABLE Map Lot # 30-001

Mailing Address (if different) 3301 MOSS HOLLOW RD. FORT WORTH, TX 76109

Owner's Signature: [Signature]

Description of Proposed Work: Give particulars of work to be done: CONSTRUCT A NEW 4,500 SF COLONIAL STYLE 2 STORY STRUCTURE WITH ATTACHED 2 CAR GARAGE AND STORAGE AREA. A SCREEN PORCH AND SUN DECK WILL ALSO BE ATTACHED.

Agent or Contractor (print): ARCHITECT ASSOC. INC. Telephone #: 508.420.5330

Address: 6 SCHOOL STREET, COVINGTON MA 02630

Contractor/Agent signature: TIMOTHY LUFF [Signature]

<i>For committee use only</i>	This Certificate is hereby APPROVED / DENIED
Date _____	Members signatures _____

Conditions of approval _____	_____

CERTIFICATE OF APPROPRIATENESS SPEC SHEET Please submit 5 copies

Foundation Type: (Max. 12" exposed) (material - brick/cement, other) POURED CONCRETE

Siding Type: Clapboard shingle other
Material: red cedar white cedar other 5" T.W. Color: BLEACHING OIL

Chimney Material: _____ Color: _____

Roof Material: (make & style) CERTIFIED LANDMARK PREMIUM ARCHITECTURAL SHINGLE Color: _____

Roof Pitch(s): (7/12 minimum) SEE PLANS. (specify on plans for new buildings, major additions)

Window and door trim material: wood _____ other material, specify PVC.

Size of cornerboards 1X5/6 size of casings (1 X 4 min.) 1X5 color WHITE FOXE BEN. MOORE

Rakes 1st member 1X3 2nd member 1X3 Depth of overhang 10" TYP.

Window: (make/model) ANDERSEN A-SERIES material VINYL color WHITE
(Provide window schedule on plan for new buildings, major additions)

Window grills (please check all that apply):
true divided lights exterior glued grills grills between glass _____ removable interior _____ None _____

Door style and make: SLIPSON ISLITE WALITE SIDELITES material FIR Color: _____

Garage Door, Style CUSTOM. ELLIPTICAL Size of opening 9X8 Material WOOD GLASS Color _____

Shutter Type/Style/Material: 2 PANEL PVC. ATLANTIC. Color: _____

Gutter Type/Material: ALUMINUM W/ ROUND DOWNPOUTS WHITE

Deck material: wood other material, specify IPE Color: NATURAL

Skylight, type/make/model/: NA material _____ Color: _____ Size: _____

Sign size: NA. Type/Materials: _____ Color: _____

Fence Type (max 6') Style NA. material: _____ Color: _____

Retaining wall: Material: SEE LANDSCAPE PLAN.

Lighting, freestanding on building illuminating sign _____

OTHER INFORMATION: _____

THE ATTACHED CHECK LIST MUST BE COMPLETED AND SUBMITTED

Please provide samples of paint colors, manufacturers brochure of windows, doors, garage door, fences, lamp posts etc

Signed: (plan preparer)  Print Name TIMOTHY LUFF

LOT COVERAGE:

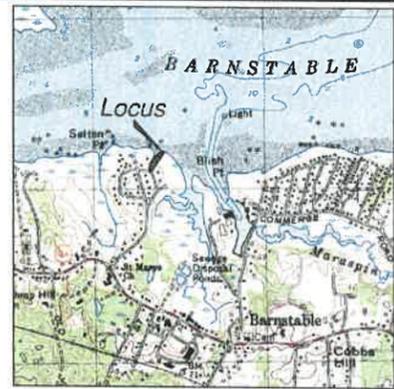
DEMO/REBUILD S240-91H(1)(b)
 Lot Coverage 20%
 Existing 3,105 sf
 Allowed 5,076 sf
 Proposed = 3,868 sf
 Floor Area Ratio 30%
 Existing = 3,850 sf (Per Assessors)
 Allowed 7,614 sf
 Proposed = 4,835 sf
 See Architectural Plan

DIRECTIONS:

From Hyannis - Follow Main Street to Barnstable Rd. turn right continue to the Airport Rotary take the 2nd Exit on to Rte. 132 continue to Phinney's Lane and turn left continue to Route 6A and turn right onto Rendezvous Lane and turn right on Salten Point Rd. #145 is on your right.

FLOOD ZONE:

Zones VE Elev.15',
 AE Elev.14' & AE Elev 13'
 Coastal Barrier Resource Area
 Community Panel No.
 #250001 C0558 J
 July 16, 2014



LOCATION MAP:

Scale: 1" = 2000'±

ASSESSORS REF.:

Map 301, Parcel 001

ZONE:

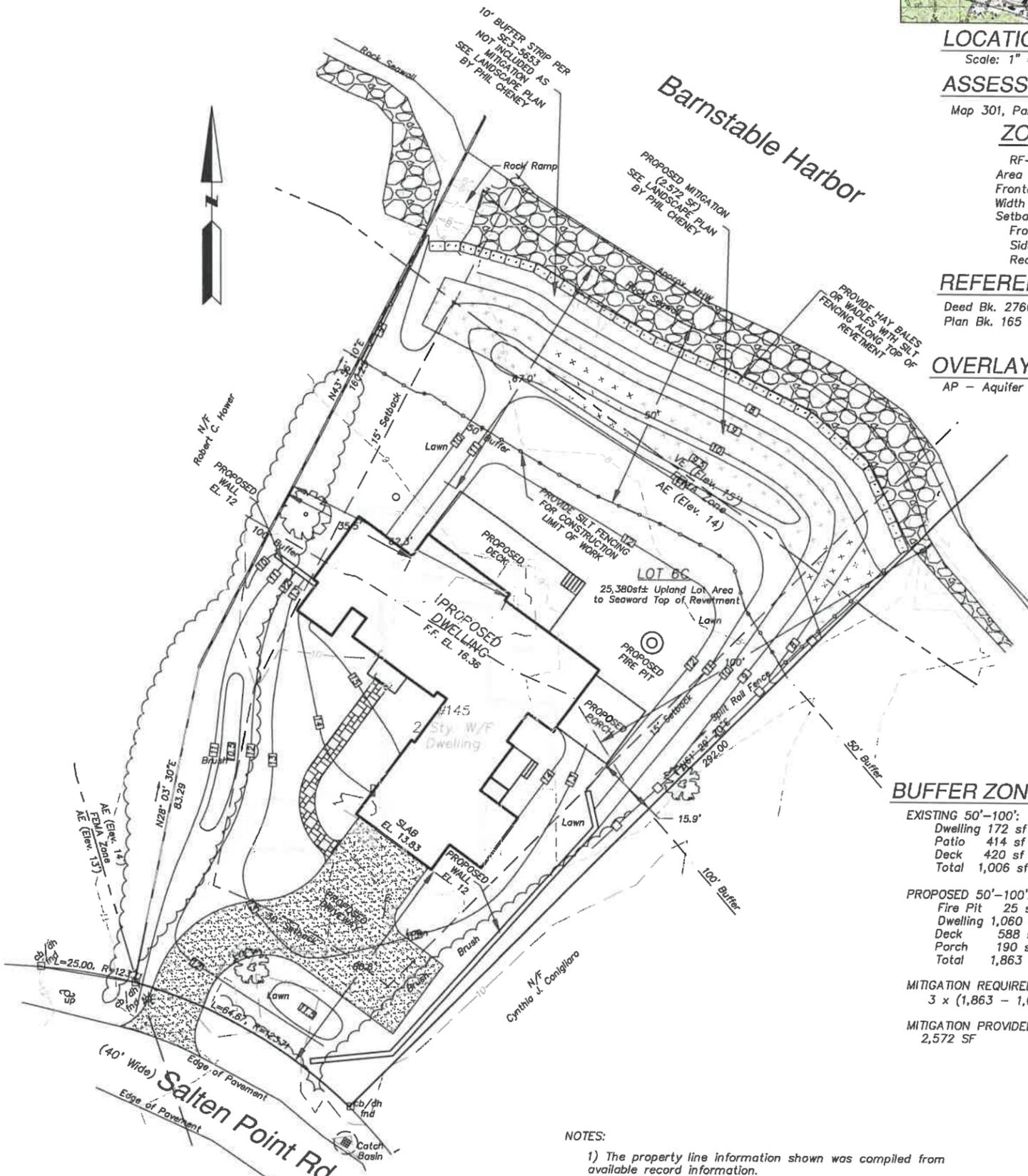
RF-1
 Area (min.) 43,560 SF
 Frontage (min) 20'
 Width (min) 125'
 Setbacks:
 Front 30'
 Side 15'
 Rear 15'

REFERENCES:

Deed Bk. 27602 Pg. 152
 Plan Bk. 165 Pg. 35 Lot 6C (Record)

OVERLAY DISTRICT:

AP - Aquifer Protection District



BUFFER ZONE CALCS.:

EXISTING 50'-100':
 Dwelling 172 sf
 Patio 414 sf
 Deck 420 sf
 Total 1,006 sf

PROPOSED 50'-100':
 Fire Pit 25 sf
 Dwelling 1,060 sf
 Deck 588 sf
 Porch 190 sf
 Total 1,863 sf

MITIGATION REQUIRED:
 $3 \times (1,863 - 1,006) = 2,571$ SF

MITIGATION PROVIDED:
 2,572 SF

LEGEND:

- CDT Cedar Tree
- HT Holly Tree
- DT Deciduous Tree
- CT Coniferous Tree
- Utility Pole
- Electric
- Gas
- Wetland Flag
- Light Post
- CB/DH
- OHW Overhead Wires
- 25- Elevation Contour

NOTES:

- 1) The property line information shown was compiled from available record information.
- 2) The topographic information was obtained from an on the ground survey performed on 12/27/2019 by Sullivan Engineering, Inc. using RTK GPS.
- 3) Structures and property lines were established using conventional survey method
- 3) The datum used is NAVD 88.

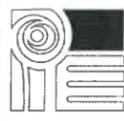
SHEET 1 OF 1	TITLE: <p style="text-align: center;">Site Plan Proposed Improvements At 145 Salten Point Road Barnstable (Barnstable Village) Mass.</p>	PREPARED FOR: <p style="text-align: center;">Moss Hollow Enterprises, LLC 3301 Moss Hollow Road Fort Worth TX 76109</p>	PREPARED BY: <p style="text-align: center;">Sullivan Engineering & Consulting, Inc. (508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655 seci@sullivanengin.com • www.sullivanengin.com</p>
	DATE: June 4, 2020	SCALE: 1"=20' 	Draft: ASL Review: CTR/JOD Proj. # 390032



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ARCHI-TECH ASSOCIATES

residential design

6 school street ☎ 508.420.5335 ☎ 508.420.5304
cotuit, ma 02835 ✉ info@architechassociates.com

Archi-Tech Associates, Inc. hereby certifies that these drawings, specifications, and details were prepared by the Professional Architect of 1930, and that the Architect's seal and signature on these drawings and specifications and details represent the Architect's approval of the drawings and specifications and details. No other person or firm is authorized to use the name of Archi-Tech Associates, Inc. in any way on these drawings or specifications or details. Any use of the name of Archi-Tech Associates, Inc. on these drawings or specifications or details without the written consent of Archi-Tech Associates, Inc. is an infringement of the Architect's professional rights. No part of these drawings or specifications or details may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Archi-Tech Associates, Inc. No part of these drawings or specifications or details may be used, in whole or in part, for any other project without the prior written permission of Archi-Tech Associates, Inc.

Nober Residence
145 Salten Point Road
Barnstable, Massachusetts

Exterior Elevations

job no. :	1423
date :	16 JUNE, 2020
scale :	AS NOTED
drawn by :	JAL, MM
rev. :	
rev. :	

A-4



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

6/15/2020 3:51 PM



ARCHI-TECH ASSOCIATES

residential design

6 school street • 508.420.5335 • 508.420.5304
cotuit, ma 02635 • info@architechassociates.com

architechassociates.com

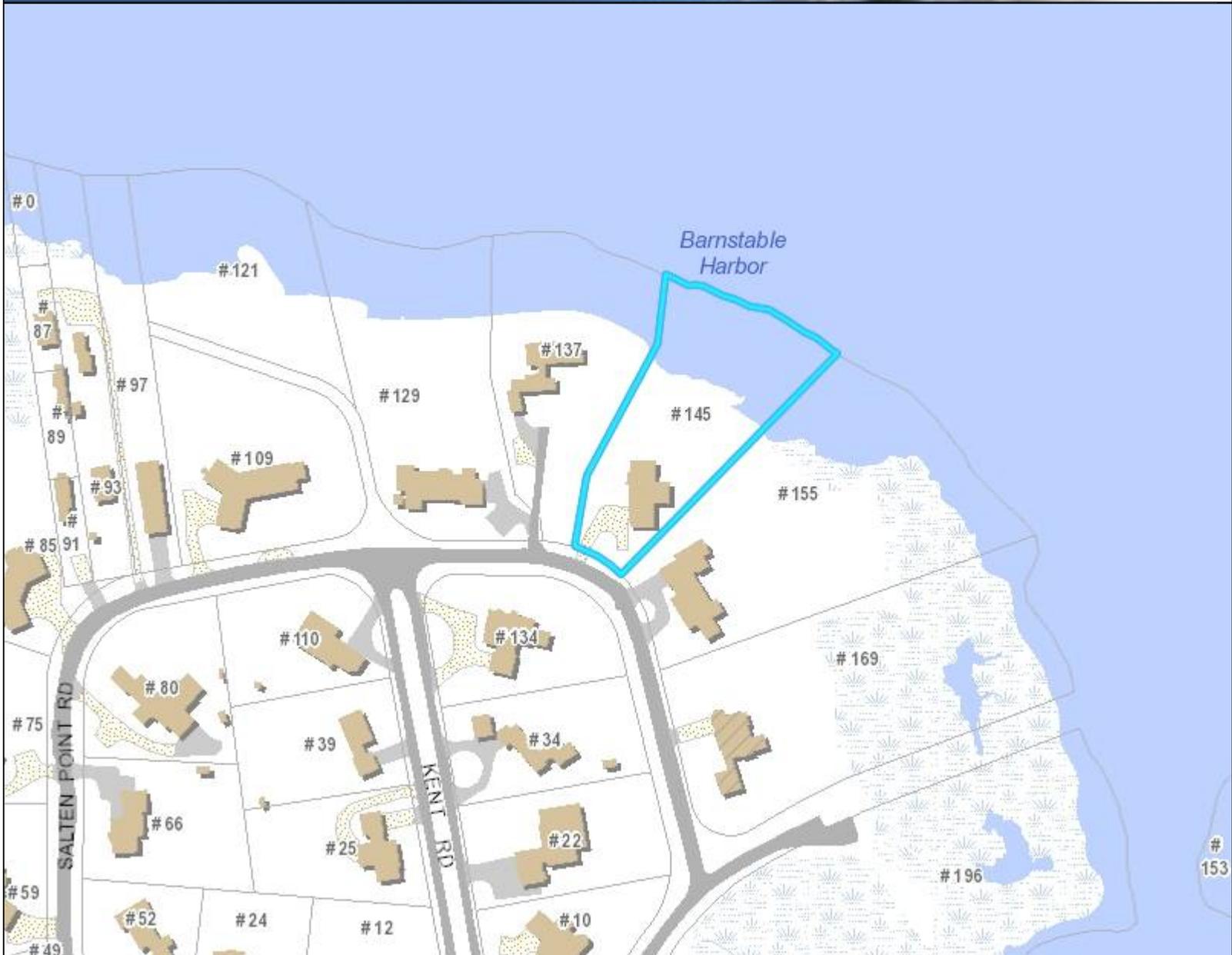
Arch-Tech Associates, Inc. hereby certifies that this drawing is the work of its registered professional architect and is not a copy of another drawing. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Arch-Tech Associates, Inc. It is an infringement of the copyright in this drawing to use it for any other project or to be used in any other way without the prior written permission of Arch-Tech Associates, Inc. prior to beginning work. This warning is to be read, do not delete or change.

Nober Residence
145 Salten Point Road
Barnstable, Massachusetts
Exterior Elevations

job no.: 1428
date : 15 JUNE, 2020
scale : AS NOTED
drawn : JAL, MM
rev. :
rev. :

A-5
sht of

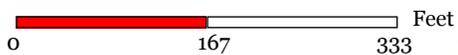
ISSUED FOR REVIEW



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- ⊞ Marsh
- Water Bodies

Map printed on: 6/26/2020



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

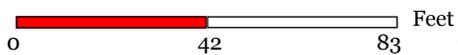
gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 6/26/2020



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Historic Districts (OKH or HMSWHD) Abutter List for Map & Parcel(s): '301001'

Direct abutters – all parcels that touch subject property including those across the street or way that would touch but for the road.

Total Count: 4



Close

Map & Parcel	Owner1	Owner2	Address1	Address 2	Mailing CityStateZip	Country Deed
280023	HOWER, ROBERT C		47 LAKE VIEW		CAMBRIDGE, MA 02138	19854/ 316
280032	BUONO, JOSEPH		97 EAST MAHWAH ROAD		MAHWAH, NJ 07430	25468/ 89
301001	MOSS HOLLOW ENTERPRISES LLC		3301 MOSS HOLLOW ROAD		FORT WORTH, TX 76109	27602/ 152
301002	CONIGLIARO, CYNTHIA J		45 SEARS ROAD		SOUTHBOROUGH, MA 01772	28496/ 7

This list by itself does NOT constitute a certified list of abutters and is provided only as an aid to the determination of abutters. If a certified list of abutters is required, contact the Assessing Division to have this list certified. The owner and address data on this list is from the Town of Barnstable Assessor's database as of 6/26/2020 .



Barnstable Old Kings Highway Historic District Committee
200 Main Street, Hyannis, MA 02601, Tel 508.862.4787 Eml erin.logan@town.barnstable.ma.us

APPLICATION, CERTIFICATE OF APPROPRIATENESS

Application is hereby made, with five (5) complete sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Check all categories that apply;

- 1. Building construction: New Addition Alteration
- 2. Type of Building: House Garage/barn Shed Commercial Other
- 3. Exterior Painting, roof: new roof color/material change, of trim, siding, window, door
- 4. Sign: New Sign Existing Sign Repainting Existing Sign
- 5. Structure: Fence Wall Flagpole Retaining wall Tennis court Other
- 6. Pool: Swimming Other man-made pool Solar panels Other

Type or Print Legibly: Date 6/18/20

NOTE All applications must be signed by the current owner

Owner (print): Shelley Thompson Telephone #: 508-776-9388
 Address of Proposed Work: 1094 Rte 6A Village W. Barnstable Map Lot # 178-012
 Mailing Address (if different) _____

Owner's Signature [Signature]

Description of Proposed Work: Give particulars of work to be done: Demo existing solarium, excavation to clear fill, install crushed stone and vapor barrier, monolithic foundation 3/8 pcc stone, 3,000 lb concrete finished and stained, platform 2x6 walls siding + trim to match interior unfinished, reuse existing doors windows

Agent of Contractor (print): Homeowner Telephone #: 508-776-9388
 Address: 1094 Rte 6A W. Barnstable, MA 02668
 Contractor/Agent signature: [Signature]

For committee use only This Certificate is hereby **APPROVED / DENIED**

Date _____ Members signatures _____

Conditions of approval _____

CERTIFICATE OF APPROPRIATENESS SPEC SHEET Please submit 5 copies

Foundation Type: (Max. 12" exposed) (material - brick/cement, other) 7"

Siding Type: Clapboard shingle other
Material: red cedar white cedar other Color:

Chimney Material: Color:

Roof Material: (make & style) Rubber Color:

Roof Pitch(s): (7/12 minimum) N/A (specify on plans for new buildings, major additions)

Window and door trim material: wood other material, specify

Size of cornerboards size of casings (1 X 4 min.) color

Rakes 1st member 1x12 2nd member 1x3 Depth of overhang

Window: (make/model) material color
(Provide window schedule on plan for new buildings, major additions)

Window grills (please check all that apply):
true divided lights exterior glued grills grills between glass removable interior None

Door style and make: Reusing existing material steel Color: white

Garage Door, Style Size of opening Material Color

Shutter Type/Style/Material: Color:

Gutter Type/Material: Color:

Deck material: wood other material, specify Color:

Skylight, type/make/model/: material Color: Size:

Sign size: Type/Materials: Color:

Fence Type (max 6') Style material: Color:

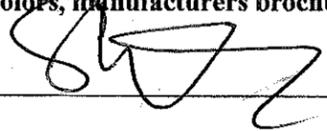
Retaining wall: Material:

Lighting, freestanding on building illuminating sign

OTHER INFORMATION:

THE ATTACHED CHECK LIST MUST BE COMPLETED AND SUBMITTED

Please provide samples of paint colors, manufacturers brochure of windows, doors, garage door, fences, lamp posts etc

Signed: (plan preparer)  Print Name Shelley Thompson

5. SIGNS

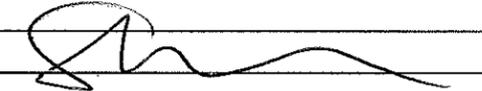
- Diagram of sign, showing graphics, size, design and height of post, color and materials.
- Spec sheet.
- Site Plan on a GIS map or mortgage survey, OR photographs OR to-scale sketch of building elevation showing location of proposed sign; and any tree to be removed near a freestanding sign.

6. SOLAR PANELS

- Drawing of location of panels on house showing roof and panel dimensions.
- Site plan showing location of building on property. (Assessors map may be submitted)
- Height of solar panel above the roof.
- Color of panels
- Finish (matt or glossy)

7. FEES

- Fees according to schedule, made payable to the Town of Barnstable
- ~~\$17.25~~ check made payable to the Barnstable Patriot for the required legal ad notification
- First Class Postage Stamps** for abutter notification. Please contact the Barnstable Old King's Highway Office

SIGNED (plan preparer) Shelley Thompson Print 
 Date: 10/20/20 Tel. Phone no's: 508-776-9288
 Email: capematch@yahoo.com

NOTE: The Old Kings Highway Historic District Committee **MAY DENY INCOMPLETE APPLICATIONS**
ATTENDANCE AT MEETINGS: If the applicant or his/her representative is not present during the hearing is scheduled, the application may be either **CONTINUED OR DENIED**

APPEAL PERIOD	APPROVED PLANS	PLAN PICK UP
----------------------	-----------------------	---------------------

There is a ten (10) day appeal period, plus a 4 day waiting period for approved plans from the date the decision is filed with Town Clerk. This is necessary for each Certificate of Appropriateness and/or Certificate for Demolition issued by the Old King's Highway Committee. Plans approved by the Old King's Highway Historic District Committee may be picked up at Growth Management, Regulatory Division, 200 Main Street, Hyannis, after expiration of the 14 day "wait" period. If the 14th day falls on a Saturday, your plans will be available the afternoon of the following business day.

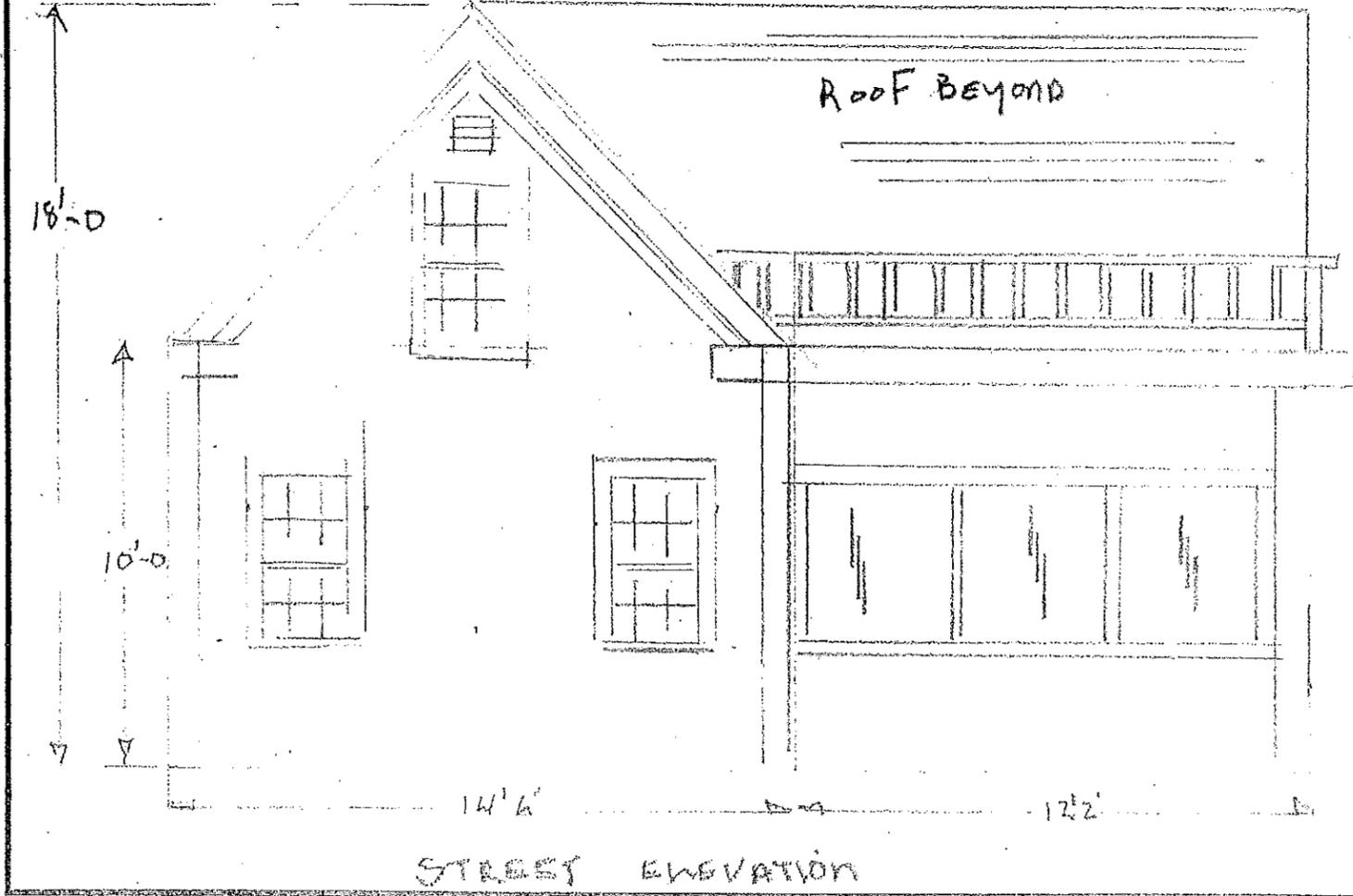
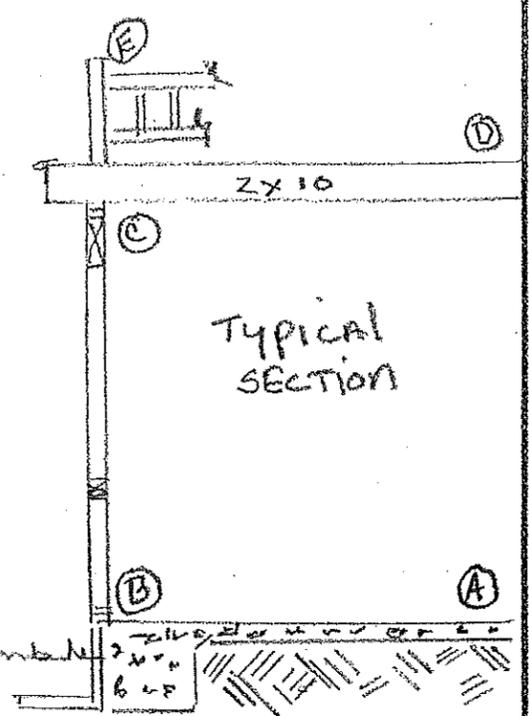
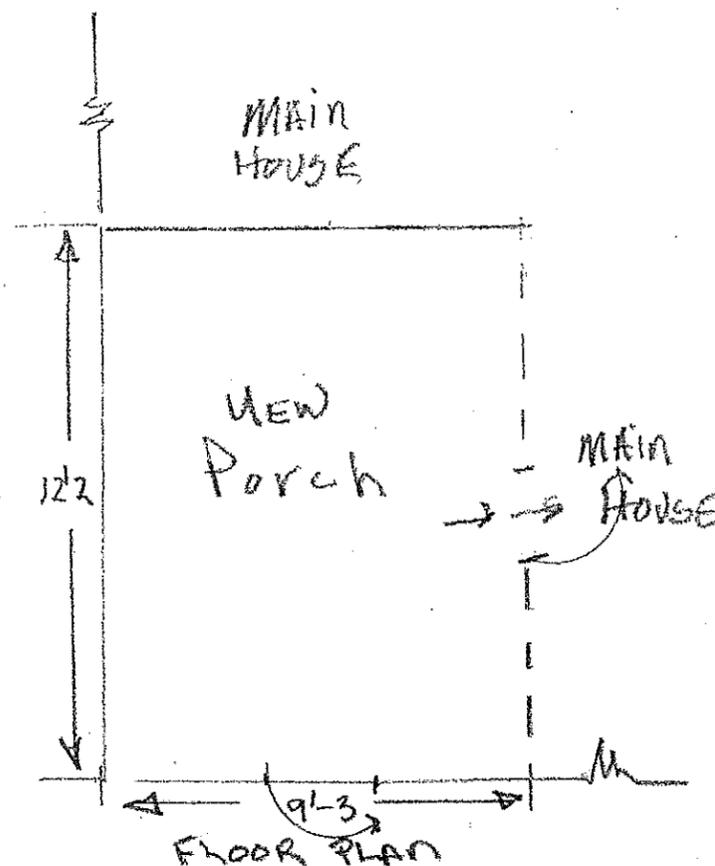
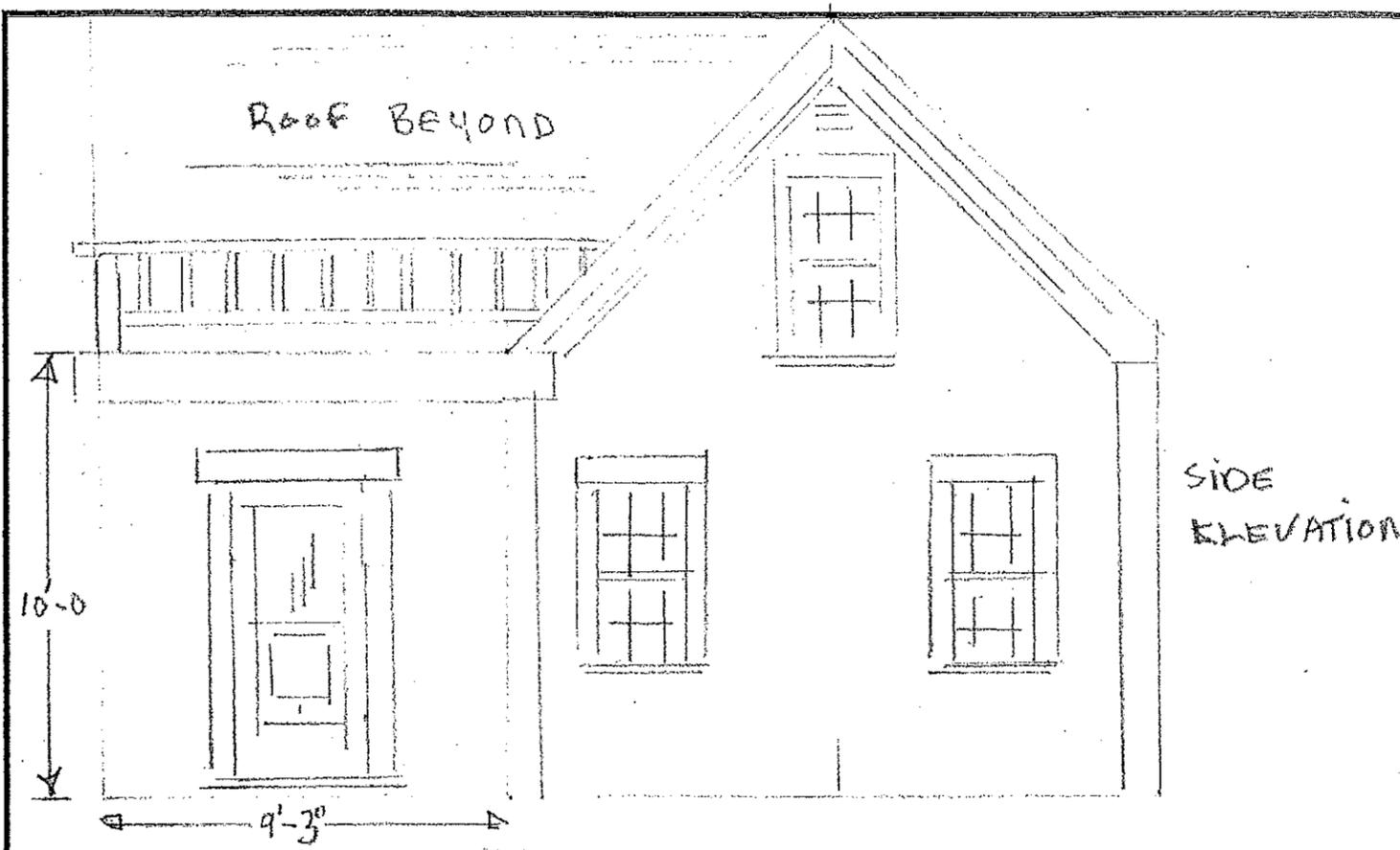
DENIALS

Applications that are denied may be appealed to the Old Kings Highway Regional Historic District Commission within 10 days of the filing of the decision with the Town Clerk. For more information, see the Bulletin of the Old Kings Highway District Commission.

BUILDING PERMITS, OTHER AGENCY CONTACTS
--

In most instances, before commencing work, a Building Permit is required. The Building Division will require a certified plot plan for new construction and/or demolition. Commercial work may require Site Plan approval. Demolitions: the applicant should check with the Building Division as to conformance with Zoning requirements.
 Other Regulatory Agencies at 200 Main St, Hyannis MA 02601: Building Division 508-862-4038
 Conservation Division 508-862-4093 Health Division 508-862-4644

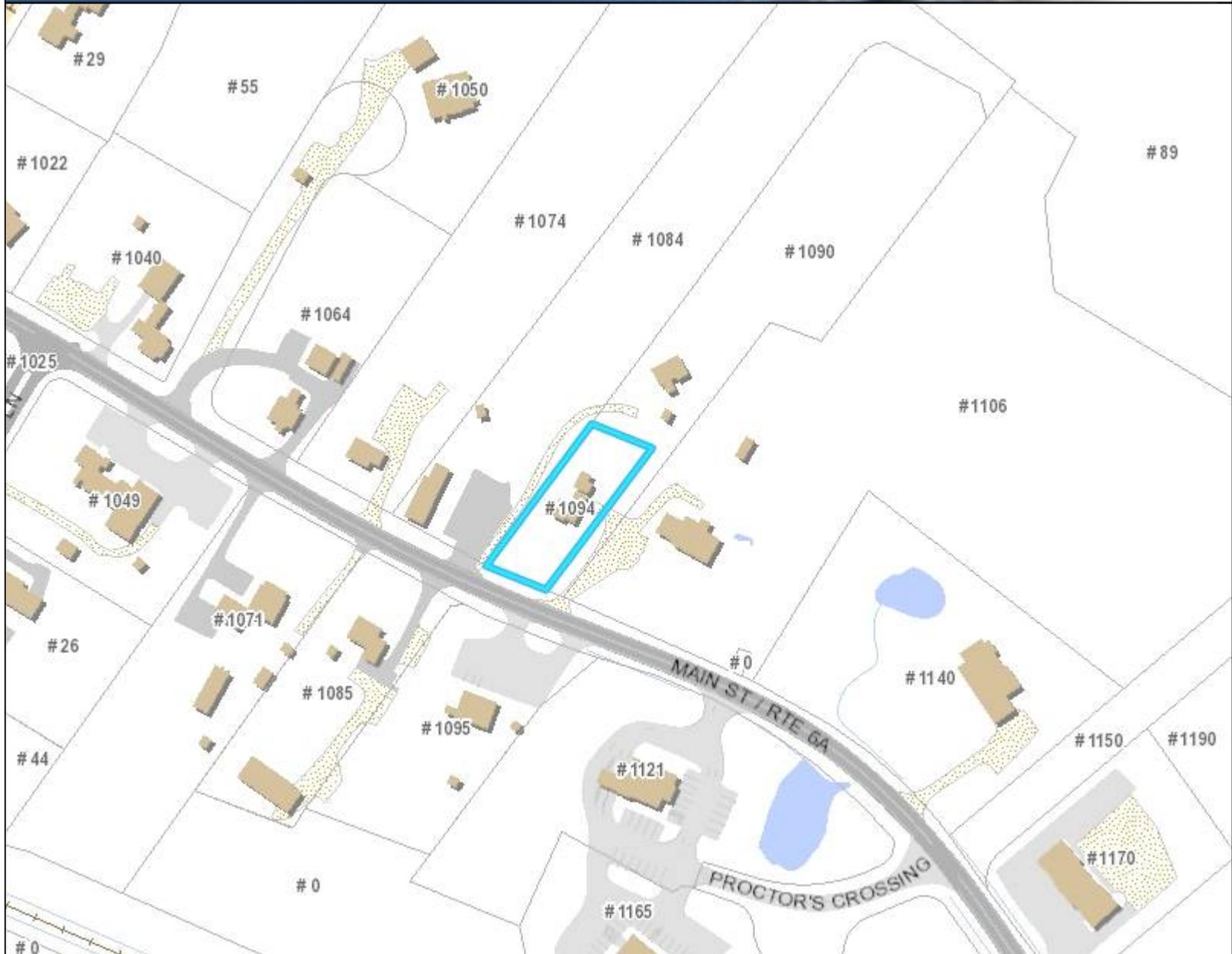
QUESTIONS ABOUT YOUR APPLICATION? PLEASE CALL THE BARNSTABLE OLD KINGS HIGHWAY OFFICE AT 508 862-4787
--



- Notes: Demo of existing Solarium
 Excavation to clean fill, remove stump
 Install crushed stone and vapor barrier
 Monolithic foundation (see detail)
 3/8 pcc stone 3,000 lb. concrete finished and stained
 Typical platformed framing 2x6 walls
 Roof 2x10 spf flat with rubber membrane
 Siding and trim to match house
 Interior unfinished
 Reuse existing Doors
 Storm and Screen panels
 Windows option see revised plan

Check Sheet:

SHELLEY M THOMPSON 1094 RT 6A WEST BARNSTABLE		
SCALE: 1/4"	APPROVED BY:	DRAWN BY PK
DATE: JUNE 10 2012		REVISED
Porch RENOVATION		
Peter Kelly Builder		DRAWING NUMBER 1



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/26/2020



Approx. Scale: 1 inch = 167 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

Road Names



Map printed on: 6/26/2020



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

178/012

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Town Barnstable (West Barnstable-Central)

Address #1094 Main Street

Historic Name Washburn & Captain Daniel F. Bursley Stage Line Complex

Use: Original Cottage house part of stage line & inn complex

Present Residence

John A. Bustard

Ownership: Private individual
 Private organization

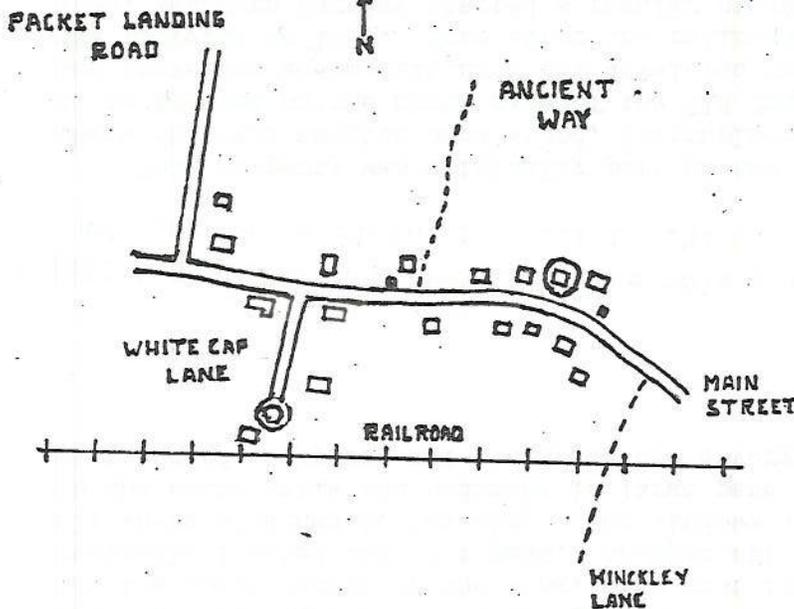
Public

Original owner Washburn Bursley



SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date Pre 1890

Source Lithograph in History of Barnstable County.

Style Cape vernacular, one and a half story, Victorian period.

Architect unknown

Exterior wall fabric Wood shingle

Outbuildings One story residence on property and a garage.

Major alterations (with dates) greenhouse addition at corner of

L-plan; c. 1980

Moved no Date _____

Approx. acreage 2.01 acres

Setting Residential in village business district.

Recorded by Martin E. Wirtanen

Organization Barnstable Historical Commission

Date March, 1983

Photo #44-4A-B37

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This story and a half house features the south gable end facing the highway, a wing from the east facade with solar panels on the south facade enclosing the porch and an ell off the north facade of the wing. The roof is of moderate pitch with a spindly chimney, centrally located thru the peak. Another spindly chimney is located thru the center of the ell where attached to the wing. The windows are moderate size 6/6 lite except the window in the south gable end pediment is large pane 1/1. There is an entrance door on the east end of the porch and the house has a very low stone foundation.

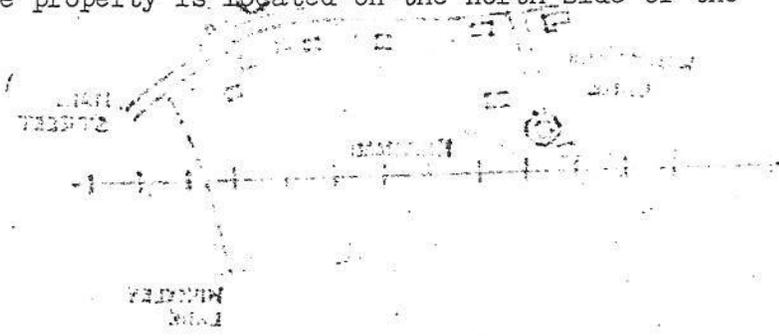
HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This property was originally part of the estate now adjoining it at #1106 Main Street where the Otis mansion once stood, (birthplace of James Otis, Jr. the "Patriot"). It is located on the north side of the Old County Road and was part of the home, stage line and travelers accommodations first developed by Washburn Bursley (1812-1886) who purchased the property in 1853. Soon after the railroad was extended thru West Barnstable to Hyannis 1854, Washburn Bursley started a regular stage line from West Barnstable to Osterville carry mail, express and passengers. Bursley's stage line caused the first telephone line to be brought into Osterville connecting the stable in West Barnstable to a house in Osterville. Later his son, Captain Daniel P. Bursley, (1836--1911) retired from sea, continued and enlarged the business.

A full page black and white lithograph of the property can be seen in Deyo, Simeon L., History of Barnstable County, 1890, p. 423.

The Hartsease Inn which was destroyed by fire ^{IN 1941} was operated on the adjoining estate until approximately 1920 before the property was divided.

The owners of the property had the initiative to develop a local business which developed the commercial activities in the central section of West Barnstable after the railroad station was built in 1854. The property is located on the north side of the "Old County Road."



BIBLIOGRAPHY and/or REFERENCES

- Trayser, Donald G., Barnstable: Three Centuries of a Cape Cod Town, 1939
- Deyo, Simeon L., History of Barnstable County, 1890
- Barnstable County Atlas 1858, 1880, 1907
- Registry of Deeds - Barnstable County
- Registry of Probate - Barnstable County





Historic Districts (OKH or HMSWHD) Abutter List for Map & Parcel(s): '178012'

Direct abutters – all parcels that touch subject property including those across the street or way that would touch but for the road.

Total Count: 5



Close

Map & Parcel	Owner1	Owner2	Address1	Address 2	Mailing CityStateZip	Country Deed
178004002	SAWAYANAGI, JUNICHI & PAUL, SANDRA		1085 MAIN ST		WEST BARNSTABLE, MA 02668	21793/ 345
178004003	WEST BARNSTABLE CREEKSIDE LLC		P O BOX 648		WEST BARNSTABLE, MA 02668	30841/ 121
178011	TAYLOR, SCOTT & LAUREN		1084 MAIN ST		WEST BARNSTABLE, MA 02668	11271/ 324
178012	THOMPSON, SHELLEY M		1094 ROUTE 6A		WEST BARNSTABLE, MA 02668	29276/ 258
178012001	SCHERMERHORN, SHARON M		P O BOX 707		WEST BARNSTABLE, MA 02668	14694/ 74

This list by itself does NOT constitute a certified list of abutters and is provided only as an aid to the determination of abutters. If a certified list of abutters is required, contact the Assessing Division to have this list certified. The owner and address data on this list is from the Town of Barnstable Assessor's database as of 6/26/2020 .



Town of Barnstable, Planning & Development Department
 Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us



CERTIFICATE OF EXEMPTION

Application is hereby made, with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date April 30 2020 Address of Proposed work, Assessor's Map and lot # _____

House # 2310 Street main st. Village: W. Barnstable

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other

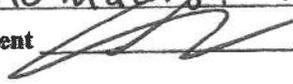
Description of Proposed Work: build a shed 12'6" x 16', 10 feet off
back property line. shed will have cedar shingles on sides
and AR Asphalt shingles on roof. (Black)
Shed will not be visible from 6A. main st.

Agent or contractor (please print): Anthony Franze Tel. no. 617-803-6872

Address 2310 main st W. Barnstable 02668

Owner (please print): Anthony Franze Tel no. _____

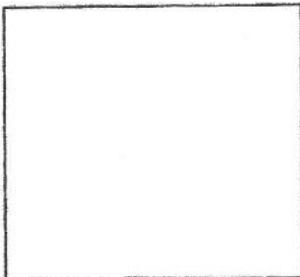
Owners mailing address: 2310 main st W. Barnstable 02668

Signed, Owner/Contractor/Agent 

Checklist

- Four complete sets of the application and supporting documentation
- \$ _____ Filing Fee (see attached schedule)

For Committee Use Only



This Certificate is hereby APPROVED/DENIED Date: _____
 Committee Members Signatures: _____

Conditions of approval: _____



Town of Barnstable

RECEIPT

200 Main Street, Hyannis MA 02601 508-862-4038

Application for Building Permit

Application No: **TB-20-1055** Date Recieved: **4/21/2020**
 Job Location: **2310 MAIN ST./RTE 6A(BARN.), BARNSTABLE**
 Permit For: **Building - Shed - Residential - 200 sf and under**

Contractor's Name: _____ State Lic. No: _____
 Address: _____ Applicant Phone: **(617) 803-6872**

(Home)Owner's Name: **FRANZE, ANTHONY E** Phone: **(617) 803-6872**
 (Home)Owner's Address: **2310 MAIN ST , WEST BARNSTABLE, MA 02668**

Work Description: **12.5x16 ft shed, white cedar shingles, architectural asphalt roof.**

Total Value Of Work To Be Performed: **\$2,000.00**

Structure Size:	<u>16'</u>	<u>12' 6"</u>	<u>200.00</u>
	Width	Depth	Total Area

I hereby swear and attest that I will require proof of workers' compensation insurance for every contractor, subcontractor, or other worker before he/she engages in work on the above property in accordance with the Workers' Compensation Act (Chapter 568).
 I understand that pursuant to 31-275 C.G.S., officers of a corporation and partners in a partnership may elect to be excluded from coverage by filing a waiver with the appropriate District Office; and that a sole proprietor of a business is not required to have coverage unless he files his intent to accept coverage.
 I hereby certify that I am the owner of the property which is the subject of this application or the authorized agent of the property owner and have been authorized to make this application. I understand that when a permit is issued, it is a permit to proceed and grants no right to violate the Massachusetts State Building Code or any other code, ordinance or statute, regardless of what might be shown or omitted on the submitted plans and specifications. All information contained within is true and accurate to the best of my knowledge and belief.
 All permits approved are subject to inspections performed by a representative of this office. Requests for inspections must be made at least 24 hours in advance.

Signed: Anthony Franze	4/21/2020	(617) 803-6872
Applicant	Date	Telephone No.

Estimated Construction Costs / Permit Fees

Total Project Cost :	\$2,000.00	Date Paid	Amount Paid	Check # or CC#	Pay Type
Total Permit Fee:	\$35.00	4/21/2020	\$35.00	Visa: XXXX-XXXX-XXXX-4823	Credit Card
Total Permit Fee Paid:	\$35.00				

THIS IS NOT A PERMIT

2310 main st
w. Barnstable 02668

shed



Anthony Franze
Application # TB-20-1055

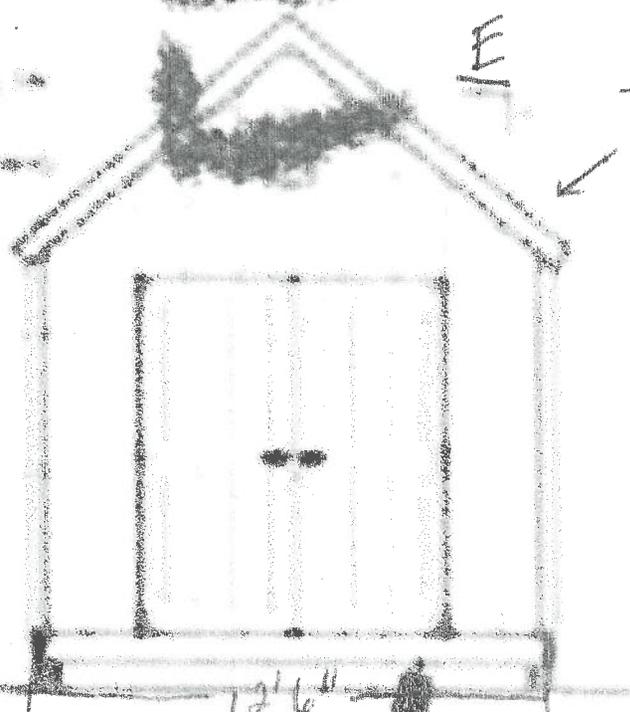
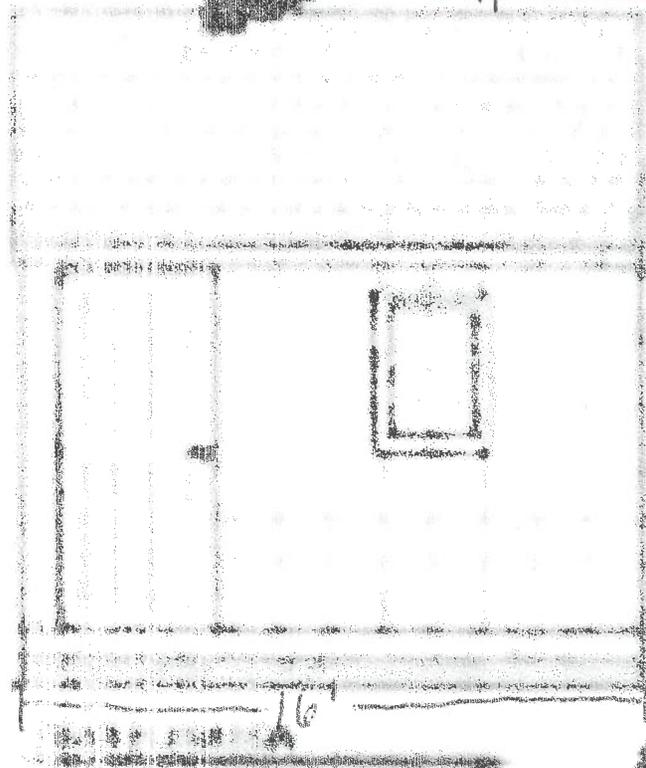
2510 Main St
w. Barnstable
02667

Application # TB-20-1055



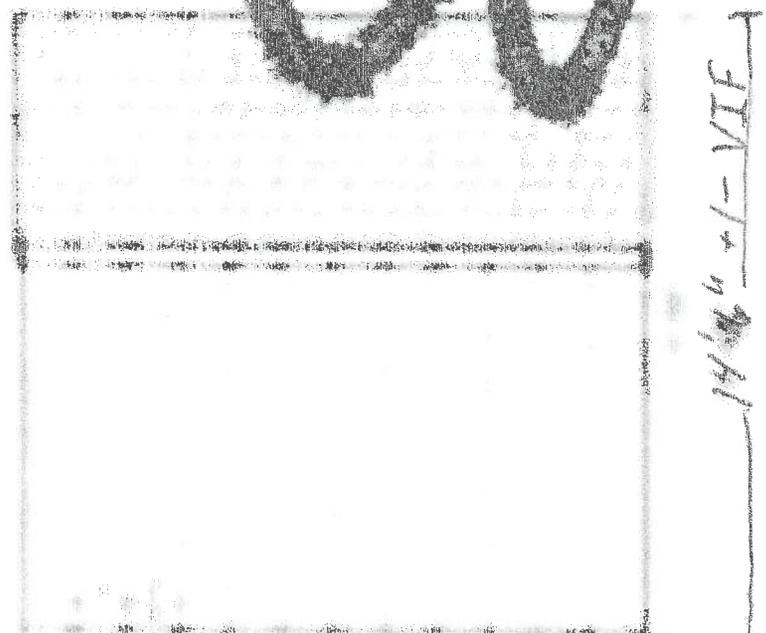
Application # TB-20-1055

10

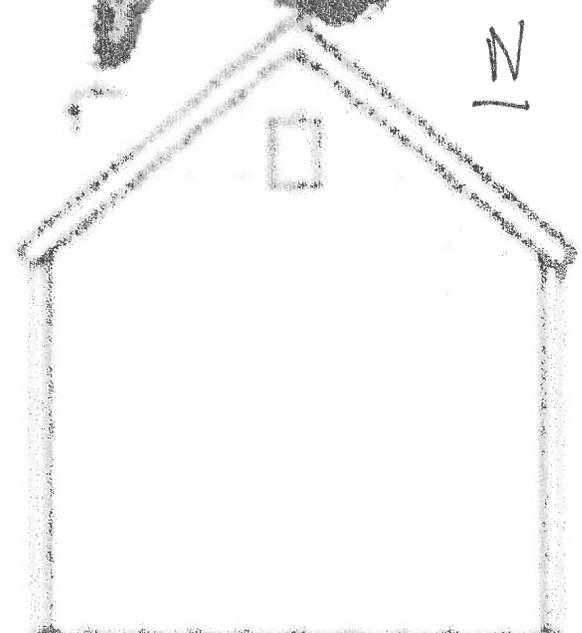


E
12/12 Pitch

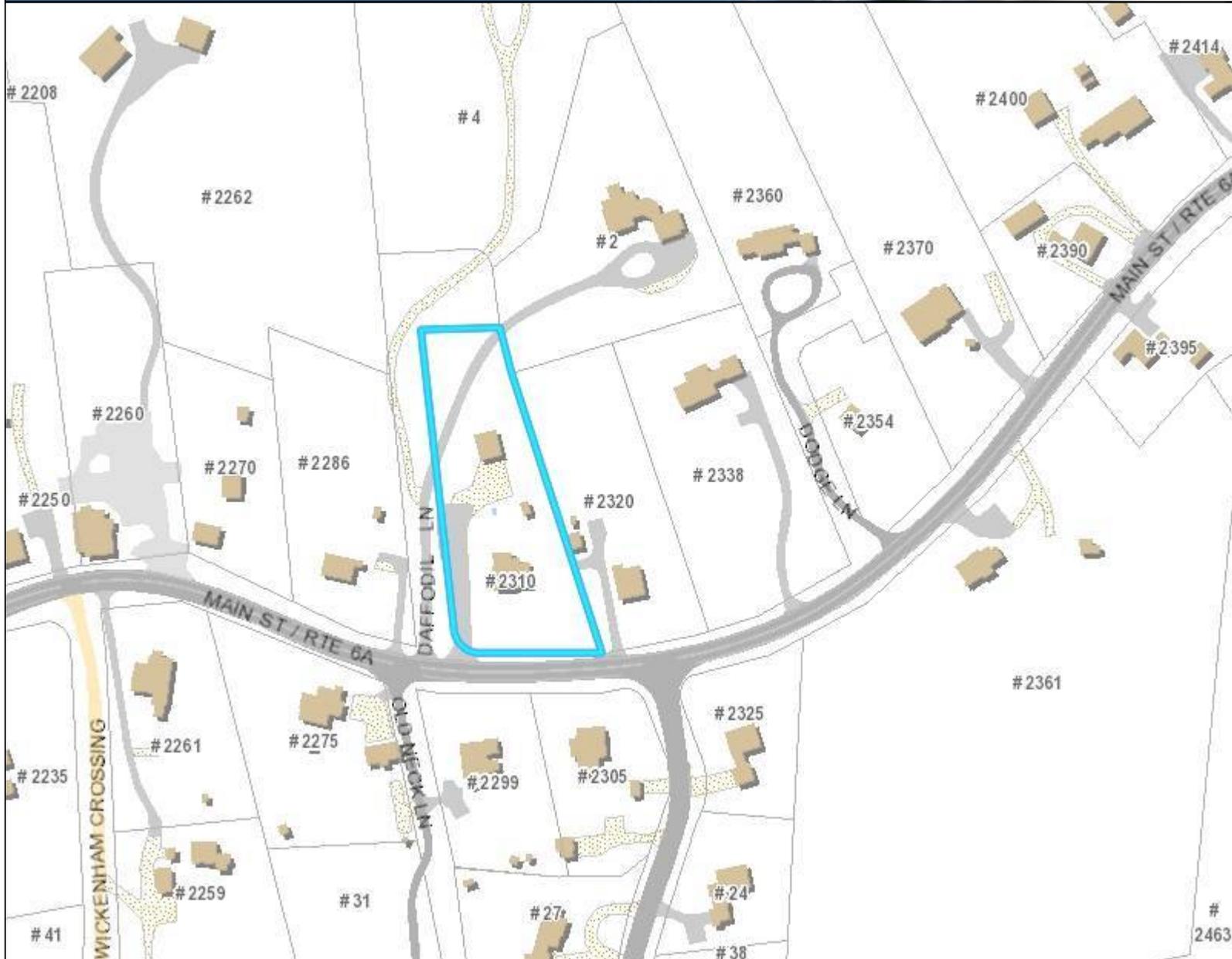
11



14'6\"/>



12'6\"/>



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/11/2020



Approx. Scale: 1 inch = 167 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Town of Barnstable, Planning & Development Department
Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us

CERTIFICATE OF EXEMPTION

Application is hereby made, with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date 6-24-2020 Address of Proposed work, Assessor's Map and lot # 319/039

House # 14 Street Bay View Rd. Village: Barnstable Harbor

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other Shed Exemption

Description of Proposed Work: Erect 112 sq. ft. (8' x 14') shed in rear yard with a 10.5' side yard setback and a 10' rear yard setback. Roof material will be architectural asphalt shingles. Siding will be white cedar shingles, which will be left natural. Trim will be white. Roof, siding and trim will match existing dwelling. Structure will be set on a crushed stone base.

Agent or contractor (please print): Pine Harbor Wood Products Tel. no. 508-430-2800

Address 259 Queen Anne Road, Harwich, MA 02645

Owner (please print): Geraldine Tuffy Trust, Robert E Tuffy, Trustee Tel no. 781-248-6182

Owners mailing address: PO Box 212, Hanover, MA 02339

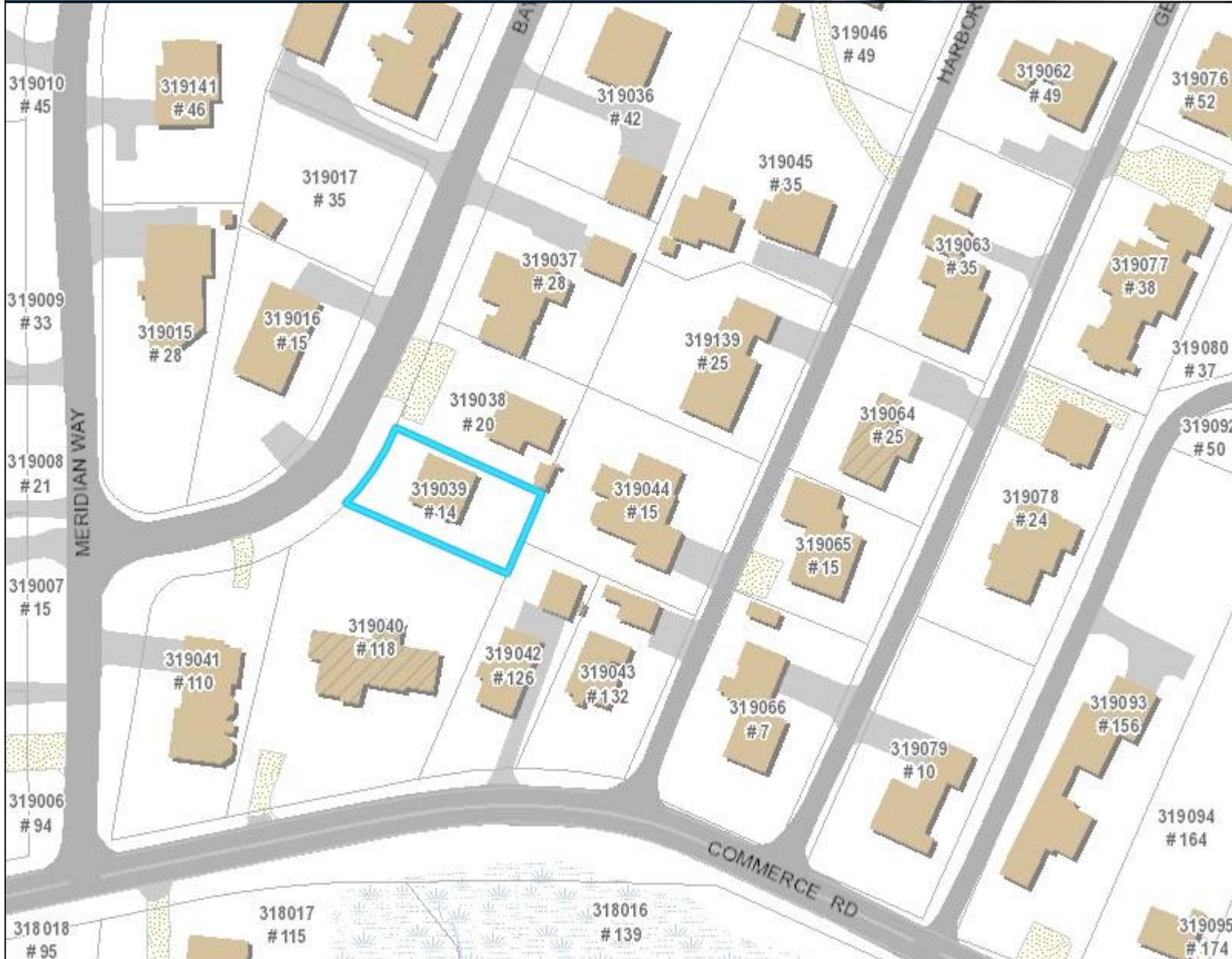
Signed, Owner/Contractor/Agent *Robert E. Tuffy*
 Robert E. Tuffy, Trustee

Checklist

- Four complete sets of the application and supporting documentation
- \$ 40.00 Filing Fee (see attached schedule)

For Committee Use Only	This Certificate is hereby APPROVED/DENIED Date: _____
	Committee Members Signatures: _____

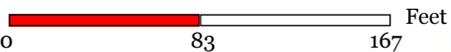
	Conditions of approval: _____



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
- Bridge
 - Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/26/2020



Approx. Scale: 1 inch = 83 feet



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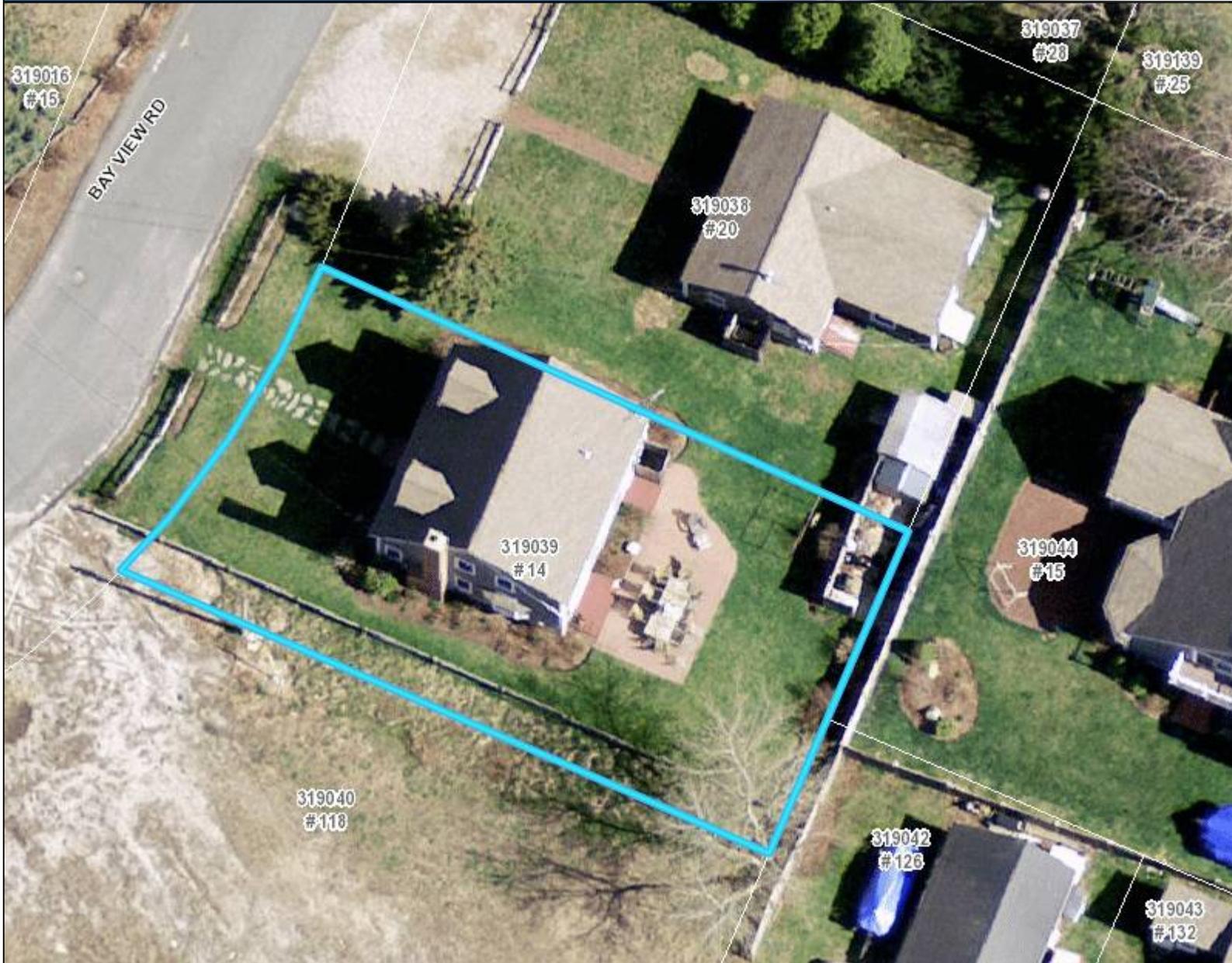


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Map printed on: 6/26/2020



Approx. Scale: 1 inch = 21 feet



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Town of Barnstable GIS Unit

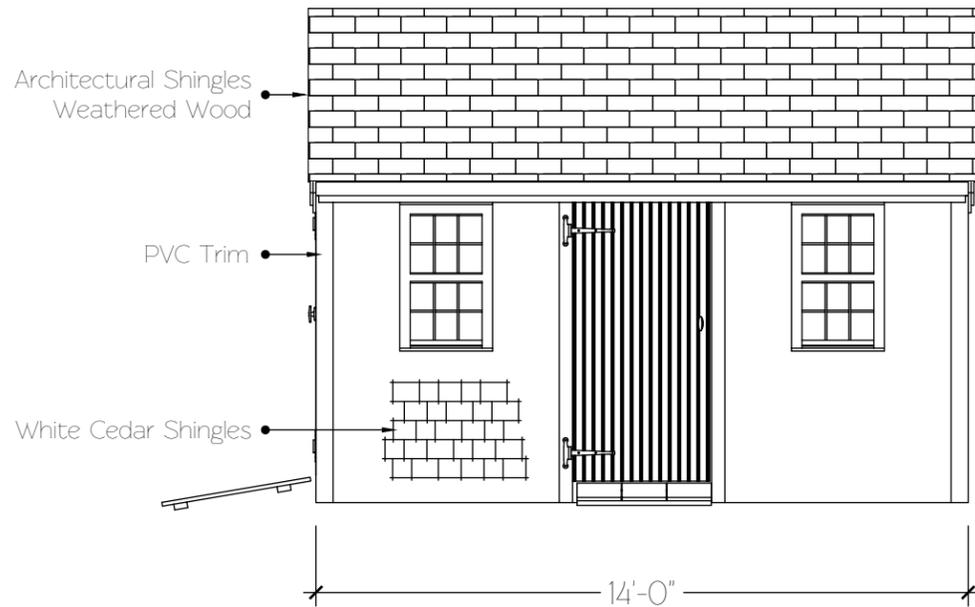
367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

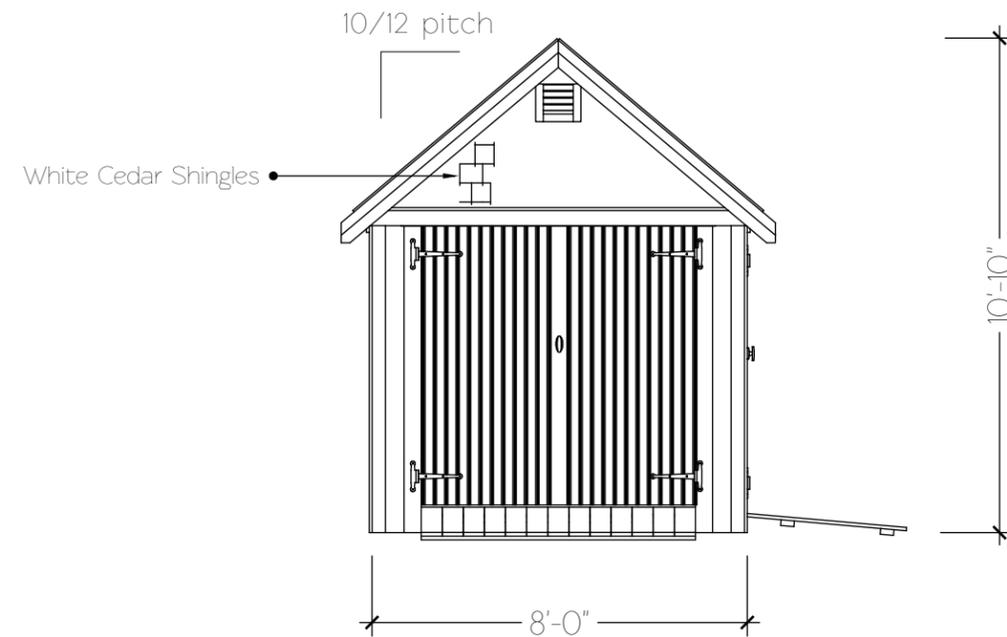
1 Front Elevation

SCALE: 1/4" = 1'-0"



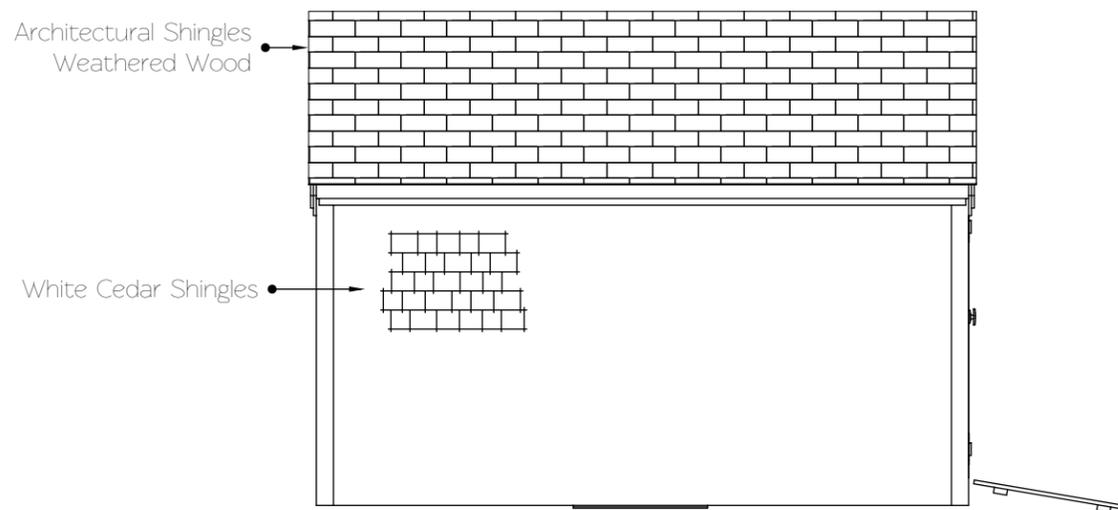
2 Left Elevation

SCALE: 1/4" = 1'-0"



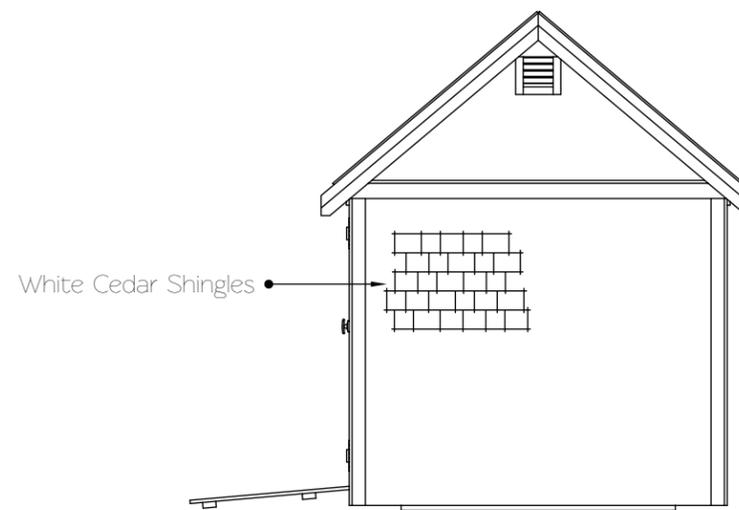
3 Rear Elevation

SCALE: 1/4" = 1'-0"



4 Right Elevation

SCALE: 1/4" = 1'-0"



PINEHARBOR.COM
1-800-368-SHED

259 Queen Anne Road
Harwich, MA 02645
p: (508) 430-2800
f: (508) 430-1115
barns@pineharbor.com

ENGINEER'S STAMP

PROJECT:

8' x 14' Quivett Cape

CLIENT:

Bob Tuffy

ADDRESS:

14 Bayview Road
Barnstable MA, 02630

PHONE:

781-248-6182

E-MAIL:

ret@retco.org

ADDRESS OF PROPOSED WORK:

14 Bayview Road
Barnstable MA, 02630

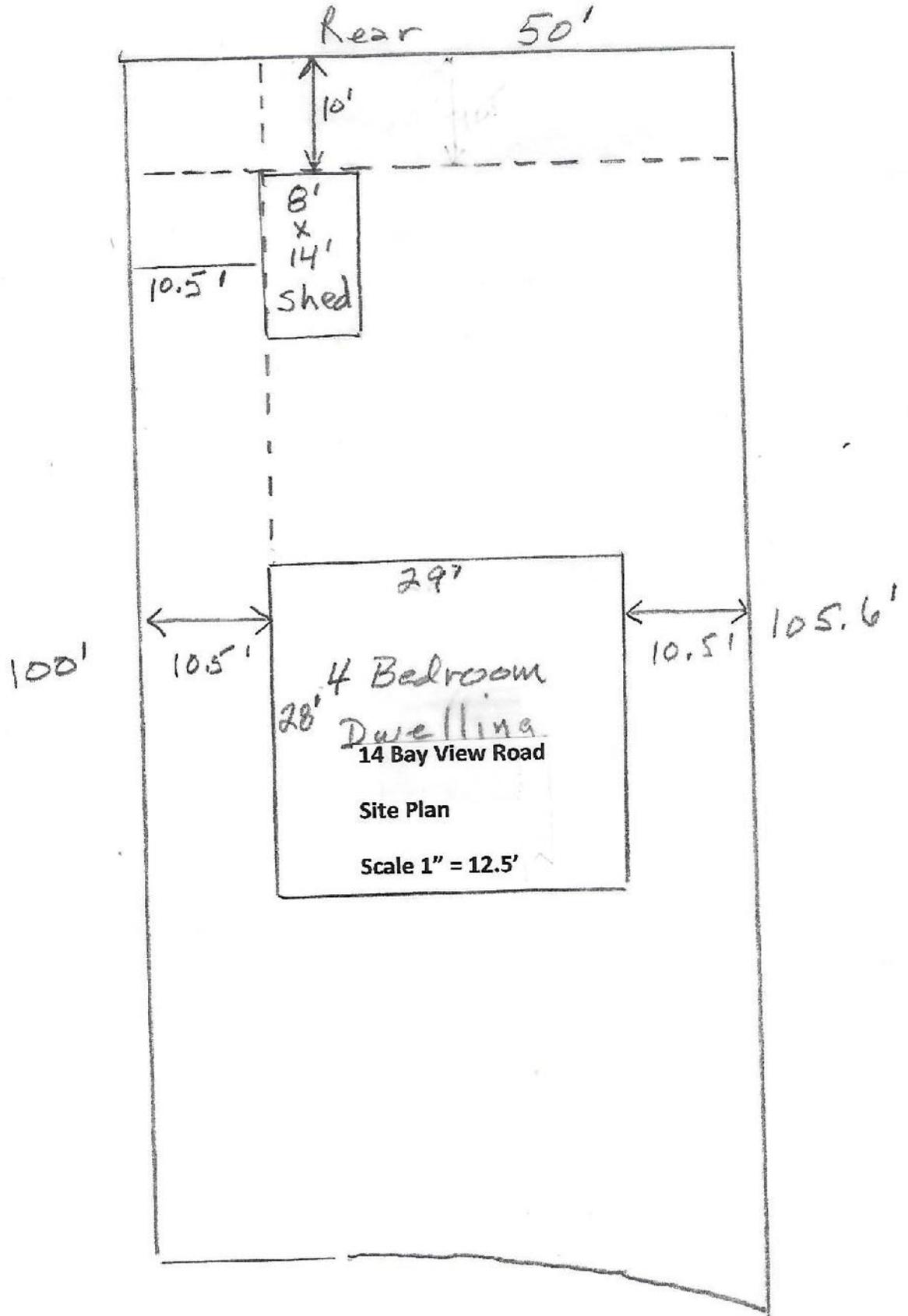
REVISION DATE:

6/5/20

DRAWN BY:

GB

Scale: 1/4" = 1'-0"
Unless otherwise noted



Bay View Rd.



Town of Barnstable, Planning & Development Department
 Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us



CERTIFICATE OF EXEMPTION

Application is hereby made, with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date 6/19/20 Address of Proposed work, Assessor's Map and lot # 198006
 House # 1511 Street HYANNIS RD Village: BARNSTABLE

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other

Description of Proposed Work: 40 FEET OF 4 FT PICKET FENCE
ALONG NORTH SIDE PROPERTY LINE FRONT
YARD NATURAL UNPAINTED

Agent or contractor (please print): NO Tel. no. _____

Address _____

Owner (please print): EMMERSON FORBES JENNIFER Tel no. 508 364 5745

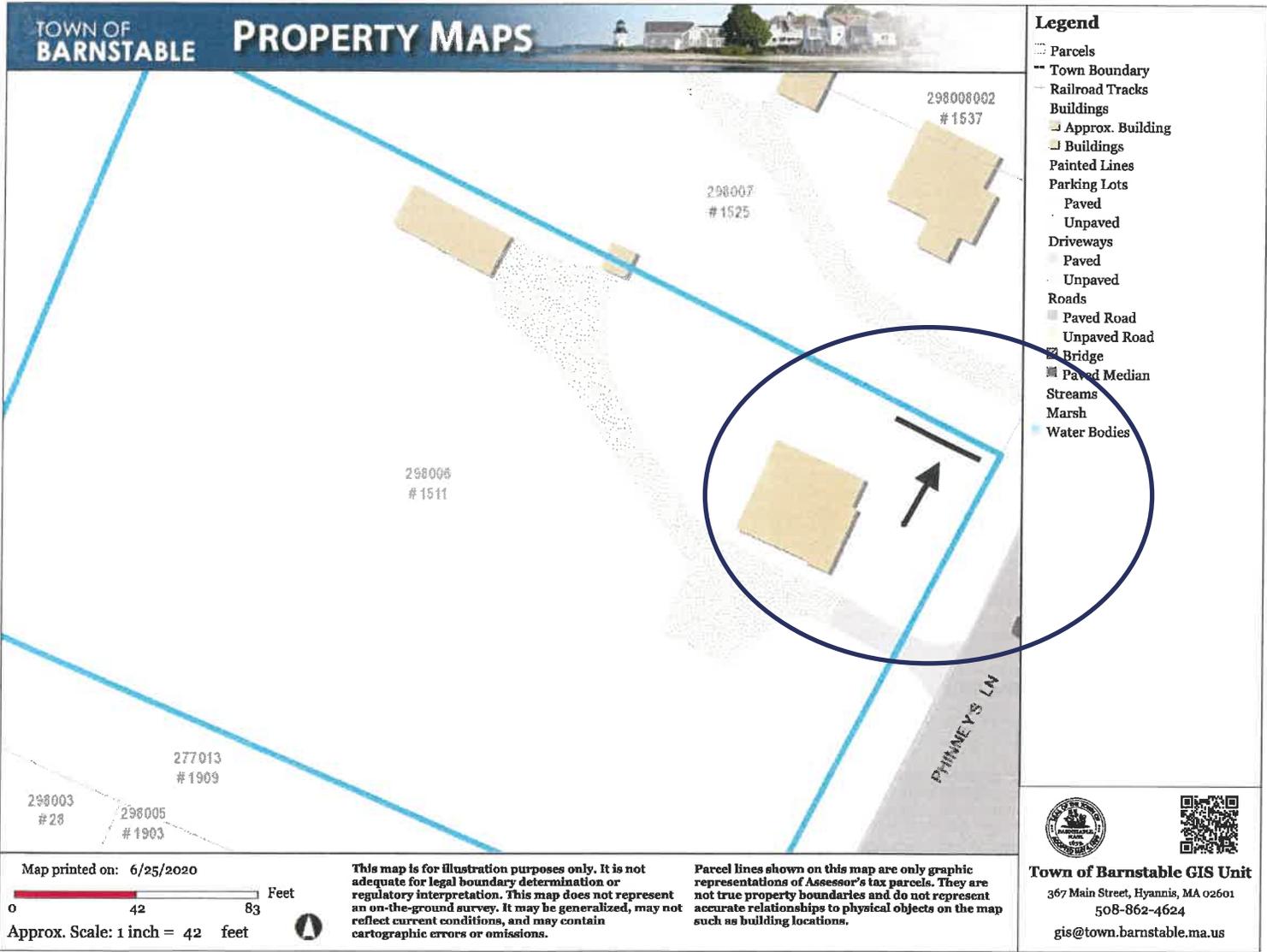
Owners mailing address: 1511 HYANNIS RD BARNSTABLE MA 02630

Signed, Owner/Contractor/Agent [Signature]

Checklist

- Four complete sets of the application and supporting documentation
- \$ _____ Filing Fee (see attached schedule)

<p>For Committee Use Only</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>This Certificate is hereby <u>APPROVED/DENIED</u> Date: _____</p> <p>Committee Members Signatures:</p> <p>_____</p> <p>_____</p> <p>_____</p>
	<p>Conditions of approval: _____</p>



Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/25/2020

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet

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Town of Barnstable GIS Unit
 367 Main Street, Hyannis, MA 02601
 508-862-4624
 gis@town.barnstable.ma.us



Legend

Road Names



Map printed on: 6/30/2020
0 42 83 Feet
Approx. Scale: 1 inch = 42 feet



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 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us

2020 JUN 18 PM 2:25

BARNSTABLE TOWN CLERK

JUN 22 2020

CERTIFICATE OF EXEMPTION

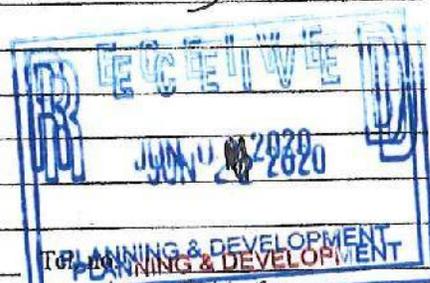
Application is hereby made with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date 6-18-2020 Address of Proposed work, Assessor's Map and lot # 356016
 House # 193 Street MIDPINIZ ROAD Village: CUMMAQUID

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other

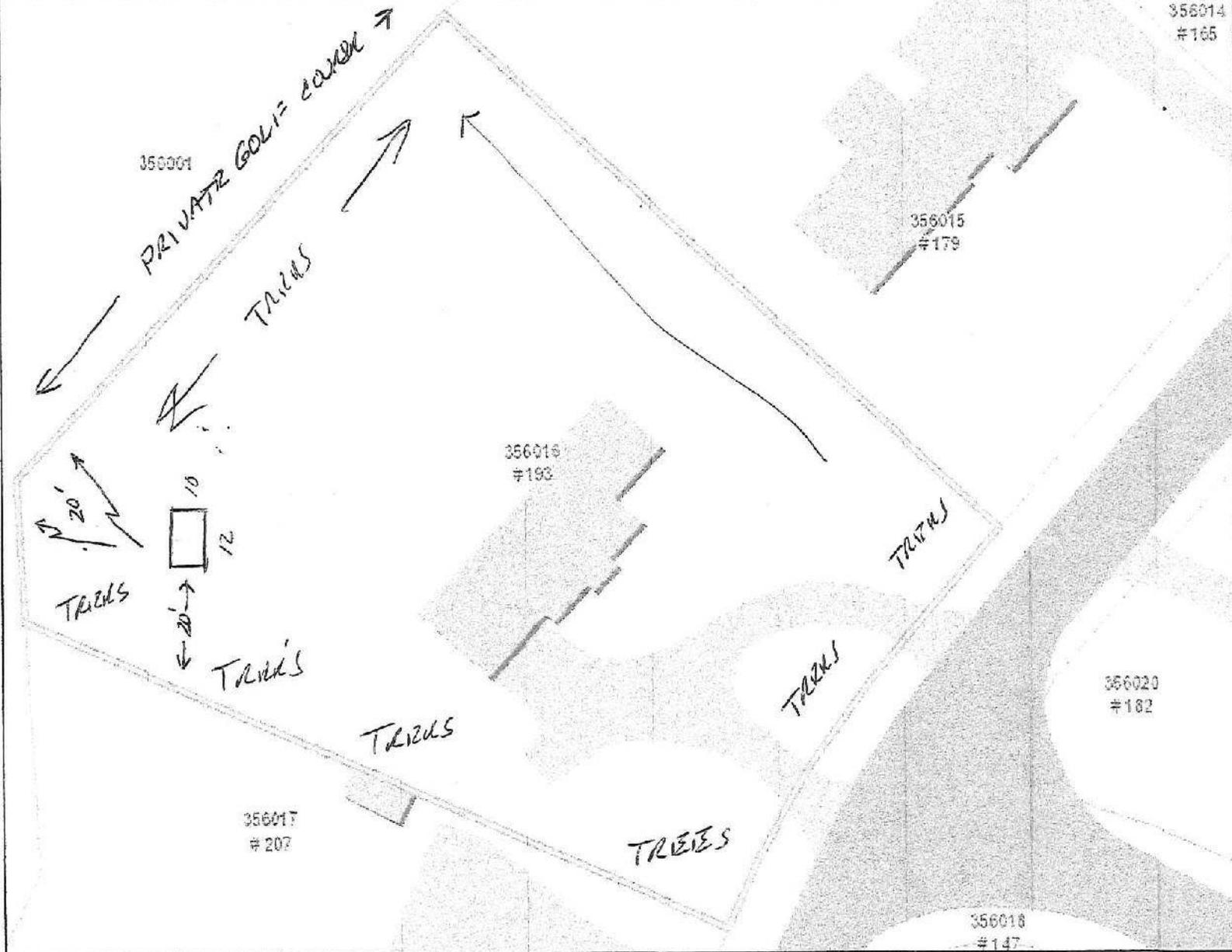
Description of Proposed Work: ADD A SHED (120 SQ. FT) TO THE PROPERTY



Agent or contractor (please print): PURCHASED FROM
 Address: RENDS FAMILY IN NEW BARNSTABLE
 Owner (please print): BRUCE H. MACDONALD Tel no. 508-744-7125
 Owners mailing address: P.O. BOX 526 CUMMAQUID, MA. 02637
 Signed, Owner/Contractor/Agent: BHW

- Checklist**
- Four complete sets of the application and supporting documentation
 - \$ 50.00 Filing Fee (see attached schedule)

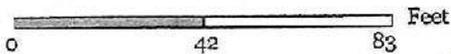
<p>For Committee Use Only</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>This Certificate is hereby <u>APPROVED/DENIED</u> Date: _____</p> <p>Committee Members Signatures: _____</p> <p>_____</p> <p>_____</p>
	<p>Conditions of approval: _____</p>



Legend

- Parcels
- Town Boundary
- Railroad Tracks
- ▭ Buildings
- ▭ Approx. Building
- ▭ Buildings
- Painted Lines
- ▭ Parking Lots
- ▭ Paved
- ▭ Unpaved
- ▭ Driveways
- ▭ Paved
- ▭ Unpaved
- ▭ Roads
- ▭ Paved Road
- ▭ Unpaved Road
- ▭ Bridge
- ▭ Paved Median
- ▭ Streams
- ▭ Marsh
- ▭ Water Bodies

Map printed on: 6/12/2020



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Historic Colonial

The traditional styling of the American Classic, but with a steeper roof pitch. The symmetrical gable end walls, double-sash windows with shutters match the design found on many homes throughout New England. The Historic Colonial is available with 6 siding types and 6 floor plans. Sizes range from 6x8 to 14x24.

Shown: 10x12 Historic Colonial in floor plan #3. Cream vinyl siding, green shutters and black architectural shingles. Optional large window.

[ORDER ONLINE](#)

[CONTACT US](#)

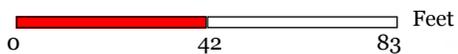


Legend

Road Names



Map printed on: 6/26/2020



Approx. Scale: 1 inch = 42 feet



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367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



201 Midpine Rd

193 Midpine view from street



Image capture: Jul 2014 © 2020 Google

Barnstable, Massachusetts



Street View





Town of Barnstable, Planning & Development Department
 Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us

CERTIFICATE OF EXEMPTION

Application is hereby made, with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date 6/23/20 Address of Proposed work, Assessor's Map and lot # _____

House # 38 Street Briar Village: West Barnstable

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other

Description of Proposed Work: Add a 12'x12' section to rear deck.

Agent or contractor (please print): Ben Dzikczek Tel. no. 508-328-0356

Address 66 Indian Trail, Dennisport MA 02639

Owner (please print): Singer, Michael & Leslie Tel. no. 617-694-8379

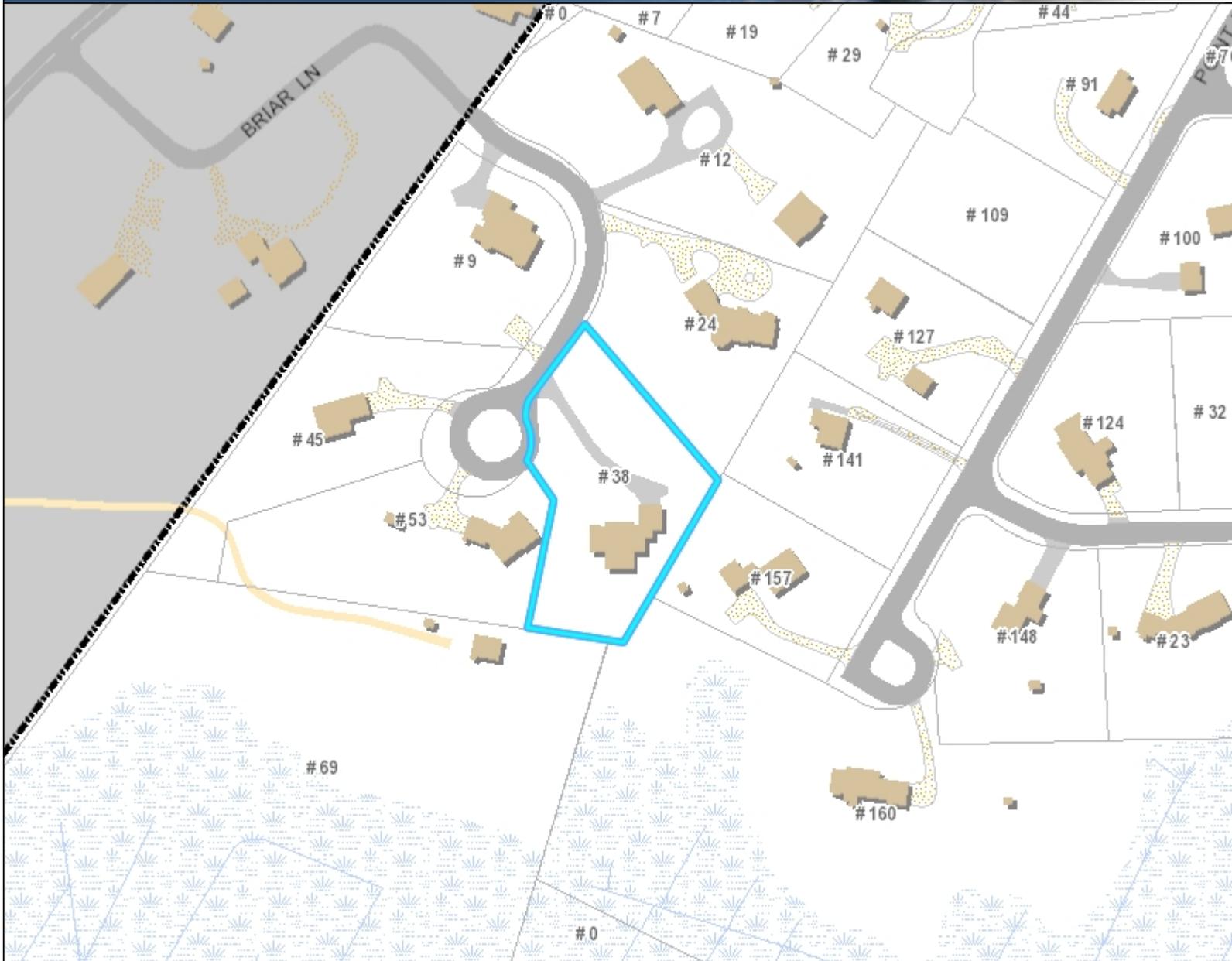
Owners mailing address: 38 Briar Lane Barnstable

Signed, Owner/Contractor/Agent B. Dzikczek

Checklist

- Four complete sets of the application and supporting documentation
- \$ _____ Filing Fee (see attached schedule)

<p>For Committee Use Only</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>This Certificate is hereby APPROVED/DENIED Date: _____</p> <p>Committee Members Signatures:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Conditions of approval: _____</p>
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Legend

- Parcels
- ▬ Town Boundary
- + Railroad Tracks
- Buildings
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- Painted Lines
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- Paved
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- Driveways
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- Unpaved
- Roads
- Paved Road
- Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/29/2020



Approx. Scale: 1 inch = 167 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Legend

Road Names



136055002
#38

136023
#157

Map printed on: 6/29/2020



Approx. Scale: 1 inch = 21 feet



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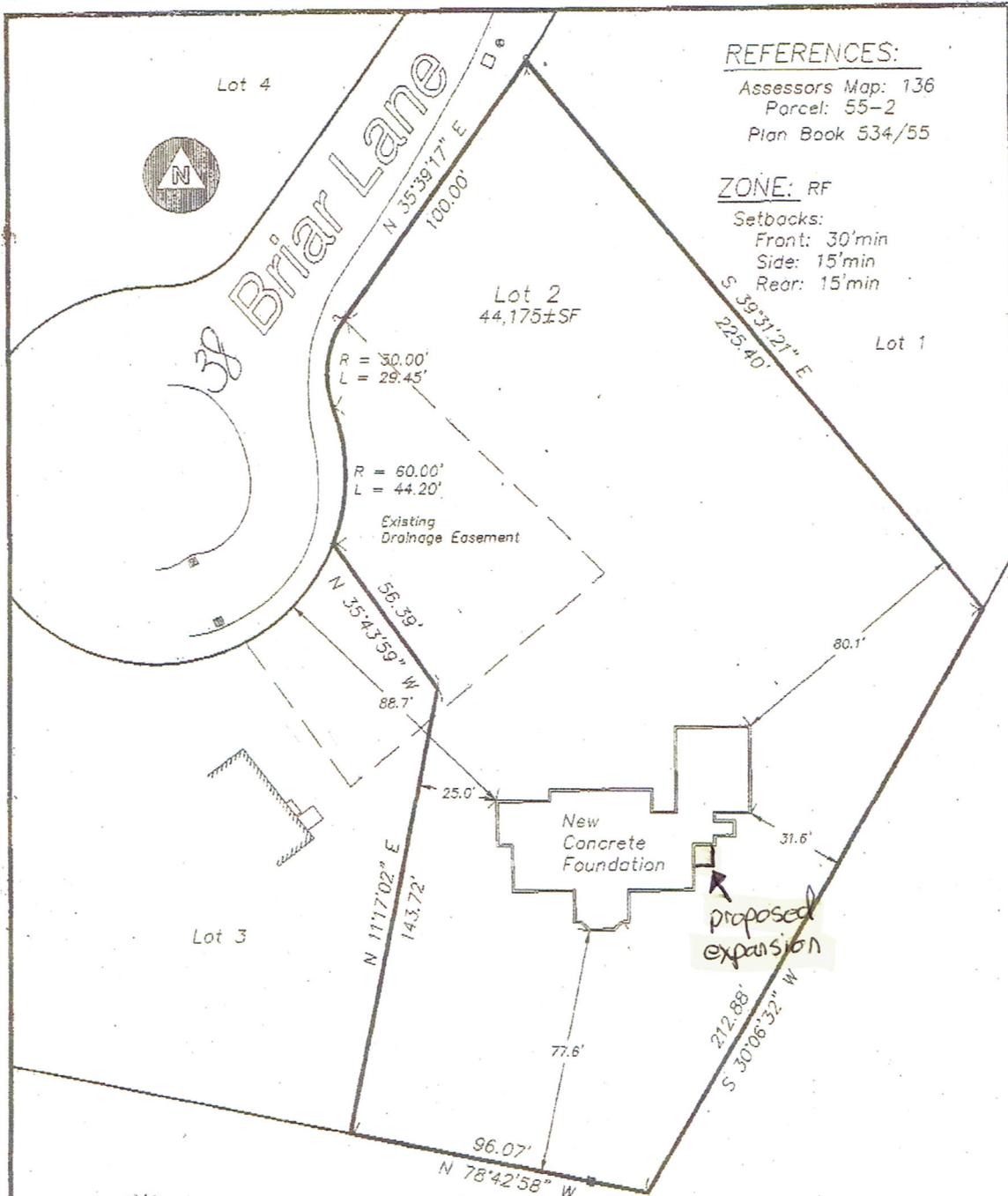


Town of Barnstable GIS Unit

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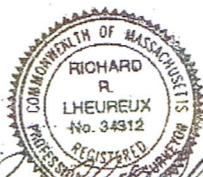


REFERENCES:

Assessors Map: 136
Parcel: 55-2
Plan Book 534/55

ZONE: RF

Setbacks:
Front: 30'min
Side: 15'min
Rear: 15'min



I certify that the foundation shown herein conforms to the setback requirements of the Zoning Bylaws of the town of Barnstable.

Richard R. Lheureux
Professional Land Surveyor 14/dec/99
Date

NOTES:

- 1.) The foundation shown was located on the ground by conventional survey methods on December 13, 1999.
- 2.) The property information shown hereon was compiled from available record information and does not represent an actual on the ground survey.
- 3.) This plan is not for recording and is not to be used for construction layout or deed description purposes.

PLOT PLAN
IN
BARNSTABLE
(West Barnstable)
MASS.

DATE: 14/DEC/99 SCALE: 1"=40'
0 10 20 30 40 60 80 FEET

PREPARED FOR:
Conrad & Sullivan Co. Inc.
PO Box 272
Dover MA 02030

PREPARED BY:
CapeSurv
7 Parker Road
Osterville MA 02655

DWG #: C400pp1 FIELD BY: RRL/RJM (508) 420-3994 / 420-3995fax



Town of Barnstable, Planning & Development Department
Old King's Highway Historic District Committee
200 Main Street, Hyannis, Massachusetts 02601
Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us

CERTIFICATE OF EXEMPTION

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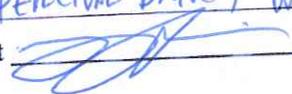
Date 6/23/2020 Address of Proposed work, Assessor's Map and lot # 110 PARCEL 001/014
House # 149 Street PERCIVAL DRIVE Village: WEST BARNSTABLE

This application is for an exemption of the proposed construction on the grounds that work:

- Will not be visible from any way or public place
- Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission
- Other

Description of Proposed Work:

- BUILDING A 10 X 12 SHED IN MY BACKYARD.
- WOOD BUILDING / SIDING WILL BE CEDAR BOARD + BATTEN / ROOF WILL BE RED CEDAR.

Agent or contractor (please print): TED SKIRVAN Tel. no. (508) 360 9248
Address 149 PERCIVAL DRIVE, WEST BARNSTABLE, MA 02668
Owner (please print): TED SKIRVAN Tel no. _____
Owners mailing address: 149 PERCIVAL DRIVE, WEST BARNSTABLE, MA 02668
Signed, Owner/Contractor/Agent 

Checklist

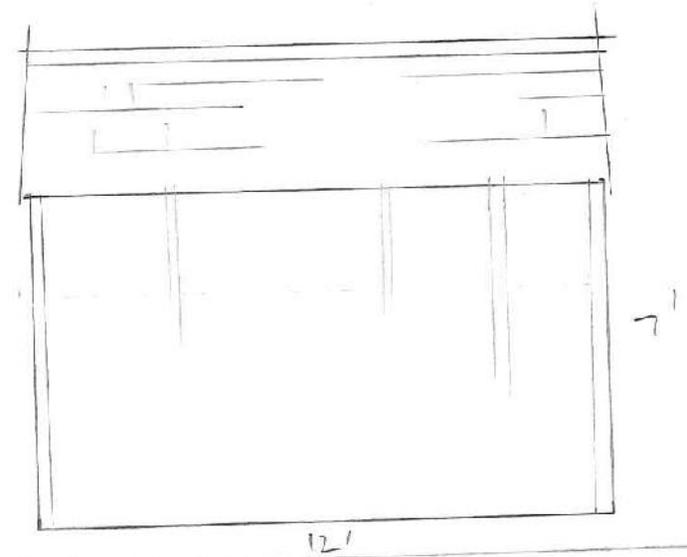
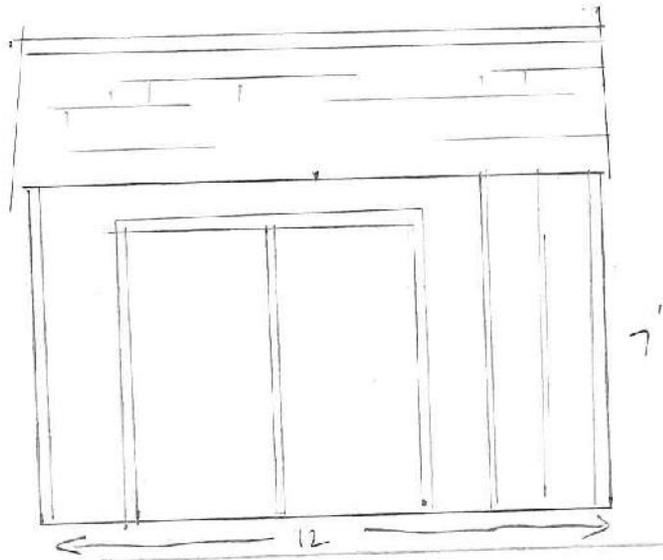
- Four complete sets of the application and supporting documentation
- \$ _____ Filing Fee (see attached schedule)

For Committee Use Only <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	This Certificate is hereby APPROVED/DENIED Date: _____
	Committee Members Signatures: _____ _____ _____
	Conditions of approval: _____

FRONT
" = 4'

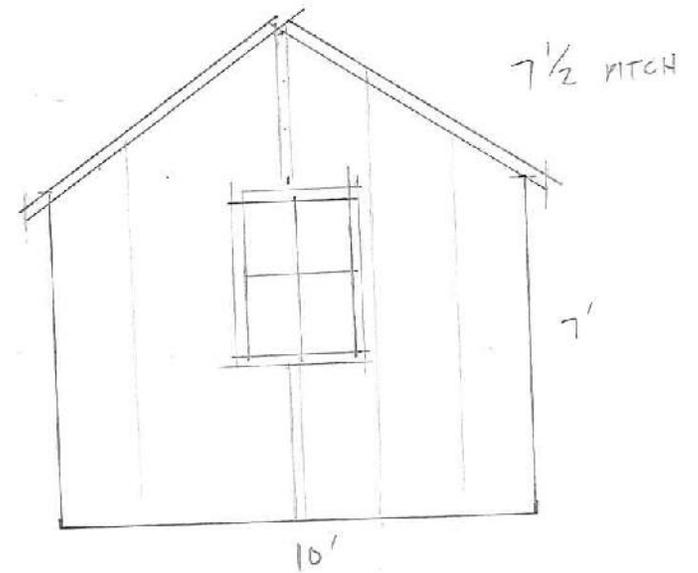
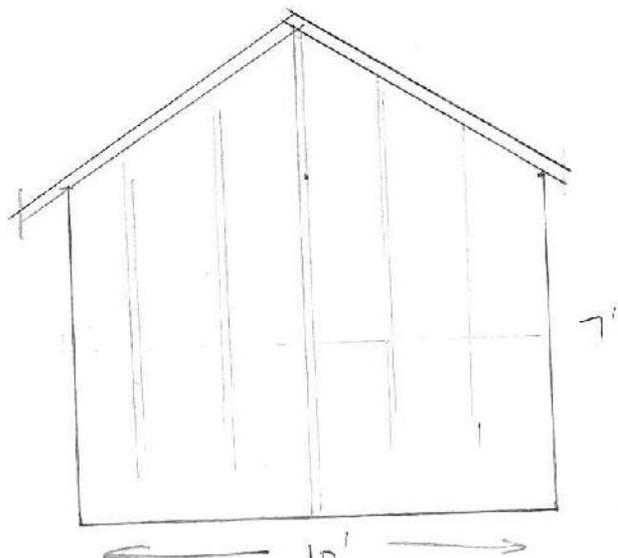
SKIRVAN 149 PERCUVAL

BACK



LEFT

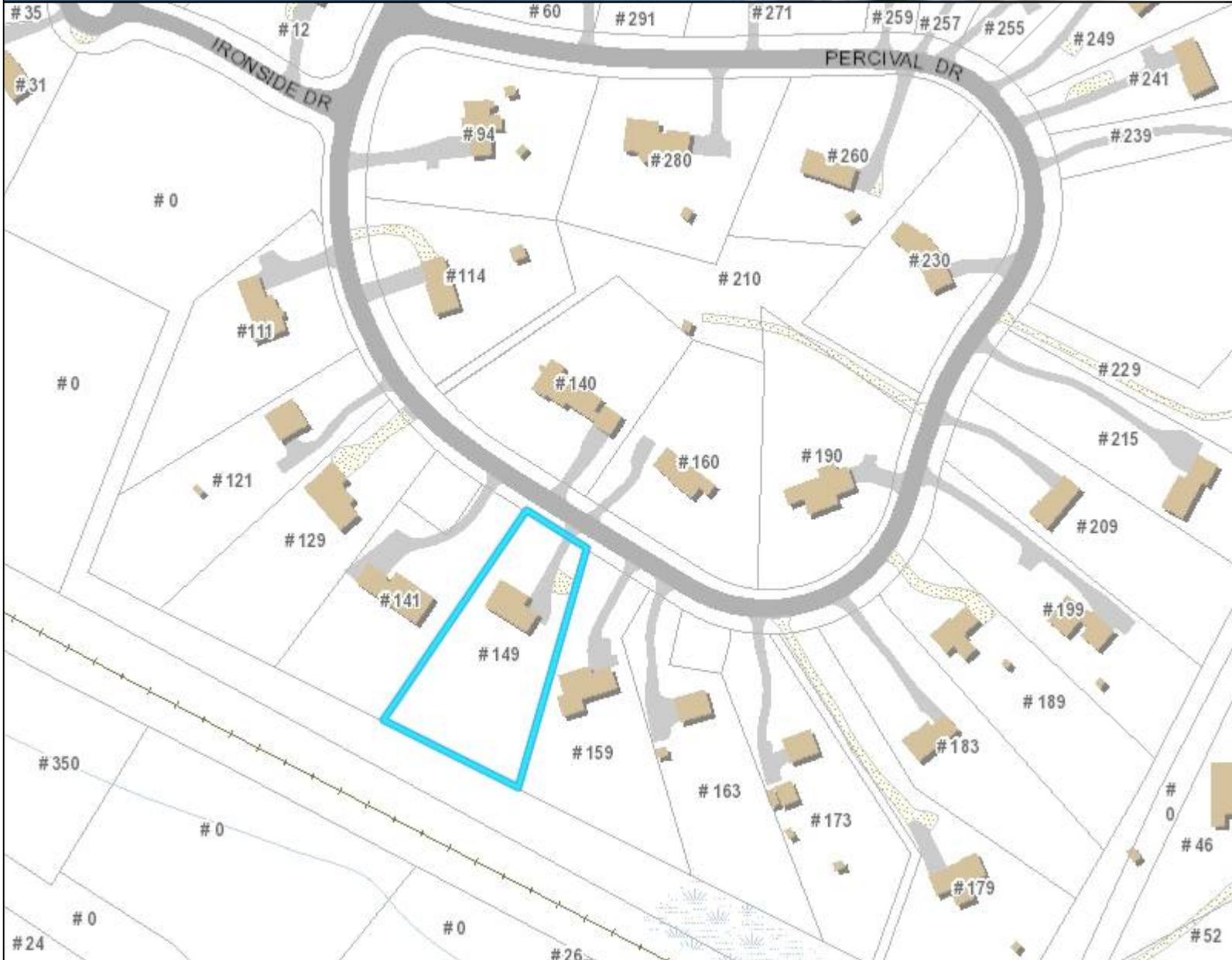
RIGHT





110-003-011
109

PROPOSED
SHERB
10/12



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 6/30/2020



Approx. Scale: 1 inch = 167 feet



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Town of Barnstable GIS Unit

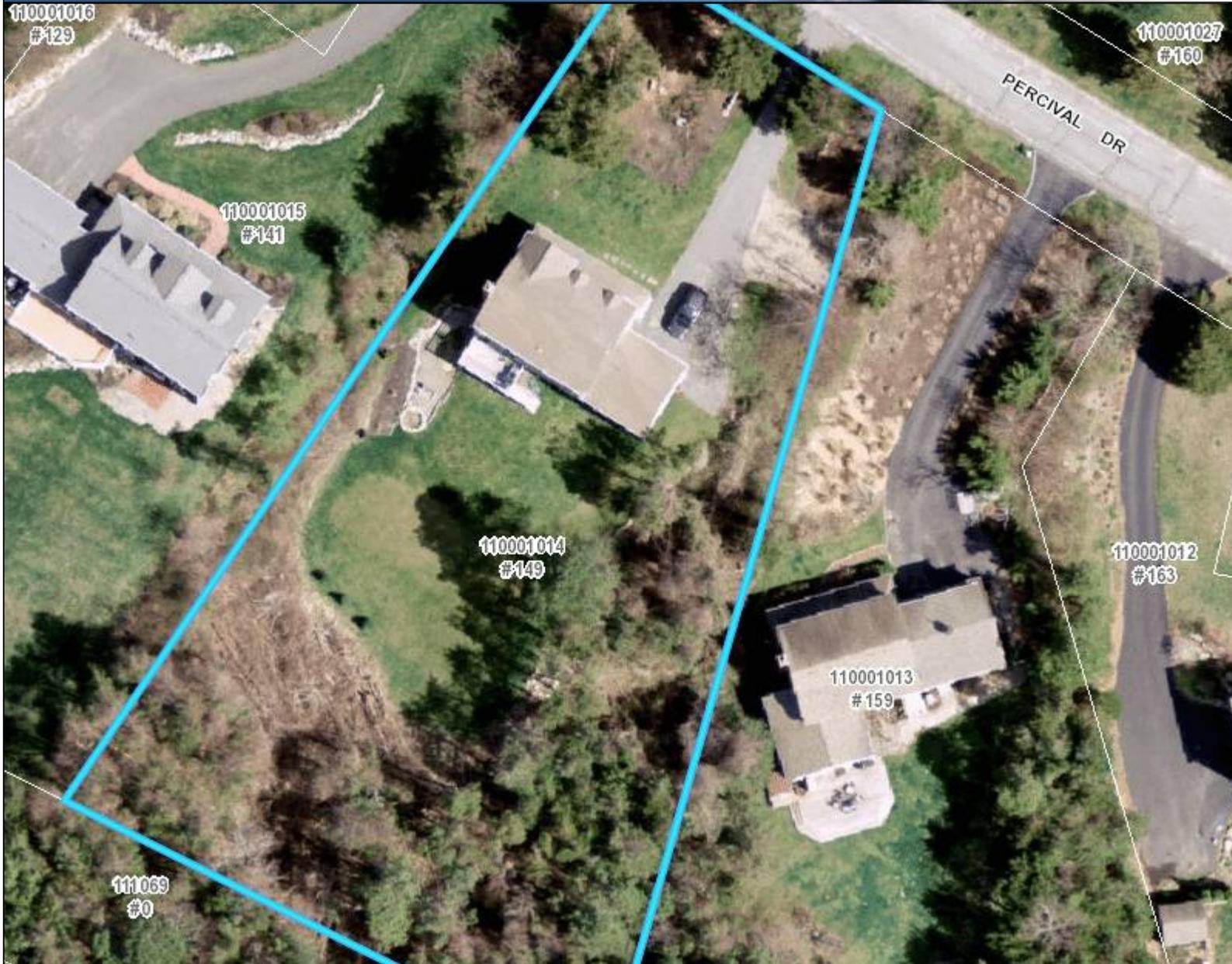
367 Main Street, Hyannis, MA 02601

508-862-4624

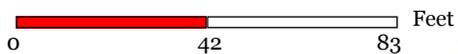
gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 6/30/2020



Approx. Scale: 1 inch = 42 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Town of Barnstable, Planning & Development Department
 Old King's Highway Historic District Committee
 200 Main Street, Hyannis, Massachusetts 02601
 Phone 508.862.4787 Email erin.logan@town.barnstable.ma.us



CERTIFICATE OF EXEMPTION

Application is hereby made, with four (4) complete sets, for the issuance of a Certificate of Exemption under Section 6 and 7 of Chapter 470, Acts and Resolves of Massachusetts, 1973, as amended, for proposed work as described below and on plans, drawings, or photographs accompanying this application:

Date 0-2-20 Address of Proposed work, Assessor's Map and lot # 278-2-1

House # 139 Street Old Jail Lane Village: Barnstable

This application is for an exemption of the proposed construction on the grounds that work:

Will not be visible from any way or public place

Is within a category declared exempt by the Old Kings Highway Regional Historic District Commission

Other

Description of Proposed Work: To construct a 10' x 10' shed placed on solid concrete blocks. The shed will consist of a 3' and 6' beaded doors and the color will match the existing home. Also the shed will have (2) 24' x 38" Vinyl opening white windows w/ louver grilles. The trim for the shed will be white p.v.c. and the front and left gable will be natural cedar shingle siding. The right gable and back wall will be board and batten siding. The roof will be a 10/12 roof pitch with arch weathered wood

roof shingles

Agent or contractor (please print): Pine Harbor Wood Products Tel. no. 508 430 2800

Address 259 Queen Anne Road, Harwich, MA 02045

Owner (please print): Curtis Pike Tel. no. 774-830-5134

Owners mailing address: 139 Old Jail Lane, Barnstable, MA 02030

Signed, Owner/Contractor/Agent [Signature]

- Checklist
- Four complete sets of the application and supporting documentation
 - \$ _____ Filing Fee (see attached schedule)

For Committee Use Only	This Certificate is hereby <u>APPROVED/DENIED</u> Date: _____
	Committee Members Signatures: _____
	Conditions of approval: _____

EXISTING SOIL ABSORPTION SYSTEM IS TO BE PUMPED AND REMOVED. REMOVE ALL ASSOCIATED CONTAMINATED AND UNSUITABLE SOILS FOR 5 FEET AROUND & REPLACE WITH CLEAN MEDIUM SAND PER TITLE 5 & INSTALL NEW SOIL ABSORPTION SYSTEM IN THE SAME LOCATION.

VARIANCE REQUESTED

MAY BE GRANTED IMMEDIATELY BY HEALTH AGENT OR HEALTH INSPECTOR.

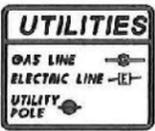
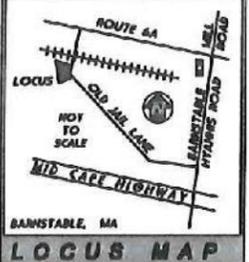
310 CMR 15.22(17) - COMPONENT DEPTH TO FINISH GRADE, 36 in MAX REQUIRED - VARIANCE TO 72 in OF COVER REQUESTED.

THIS IS A COLOR PLAN

USE COLOR PLAN ONLY FOR INSTALLATION FULL DETAIL IS BEST VIEWED IN FULL COLOR

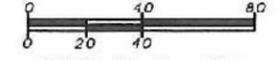
LEGEND
SEPTIC COMPONENTS

- EXISTING 1000 GAL SEPTIC TANK
- ABANDONED LEACH PIT/CESSPOOL
- DISTRIBUTION BOX
- TEST PIT
- PROPOSED SOIL ABSORPTION SYSTEM
- SEE DETAIL ON BACK



PLAN

SCALE: 1 in = 20 ft



PRINT ON 11 x 17 in PAPER FOR PROPER SCALE

NOTES

- INSTALLER TO OBTAIN DISPOSAL WORKS PERMIT BEFORE STARTING WORK.
- ALL COMPONENTS INSTALLED SHALL MEET THE MINIMUM REQUIREMENTS OF MASSACHUSETTS TITLE 5 SEPTIC CODE (310 CMR 15).
- INSTALLER TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE EXCAVATING FOR SYSTEM.
- ECO-TECH RAPID RESPONSE RECOMMENDS THE INSTALLATION OF LOW FLOW FIXTURES & APPLIANCES, AND PERIODIC PUMPING OF THE SEPTIC TANK.
- SYSTEM IS NOT DESIGNED TO WITHSTAND VEHICULAR LOADING. DO NOT PARK OR DRIVE VEHICLES OVER SEPTIC SYSTEM.

INSTALLER TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE EXCAVATING FOR SYSTEM



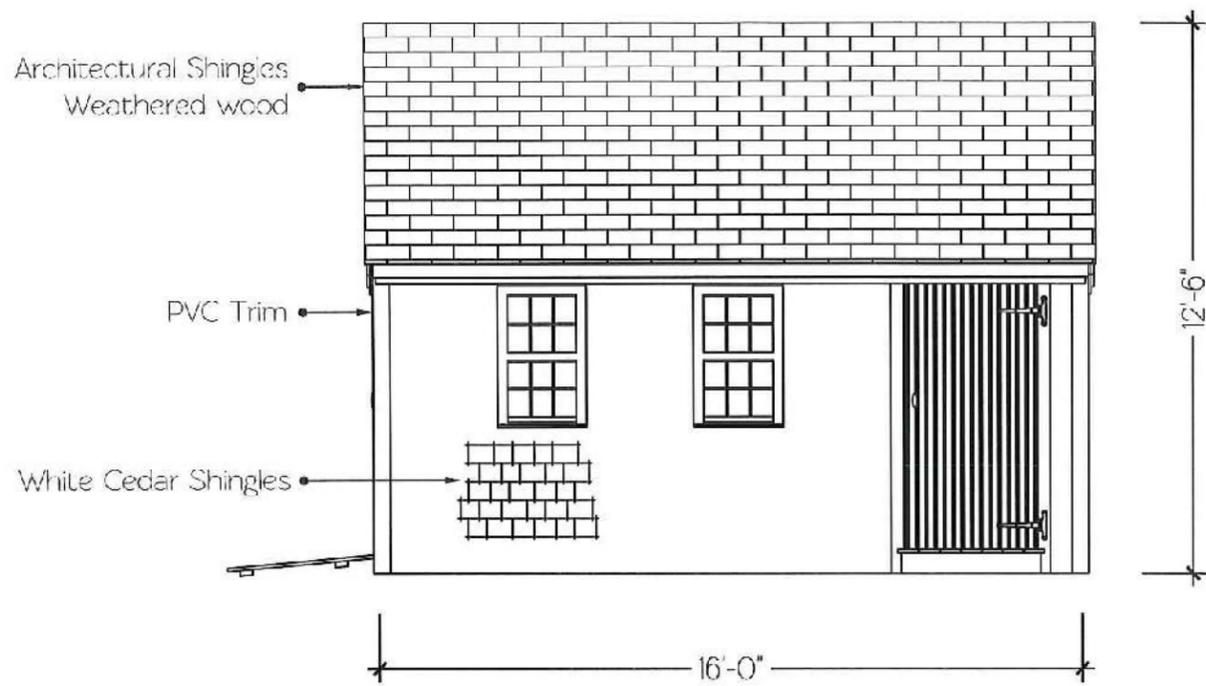
SEWAGE DISPOSAL SYSTEM PLAN
119 OLD JAIL LANE BARNSTABLE, MA
TARA E. RILEY
UNIVERSITY OF RECORD
PROPERTY ADDRESS
DATE: JULY 3, 2019
PG 1/2 JOB# EYE-4399





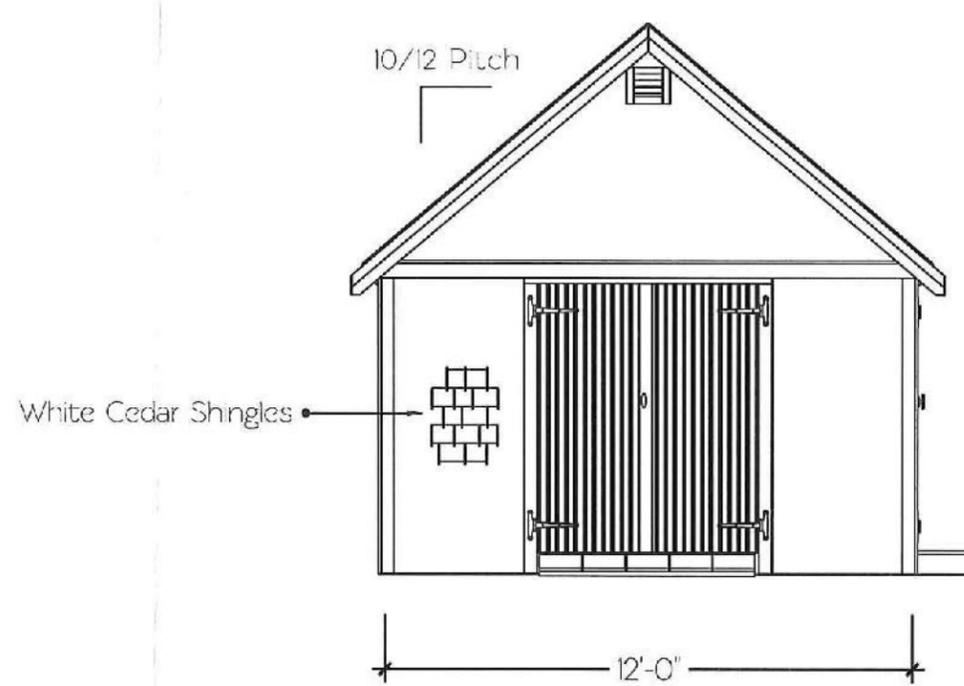
1 Front Elevation

SCALE: 1/4" = 1'-0"



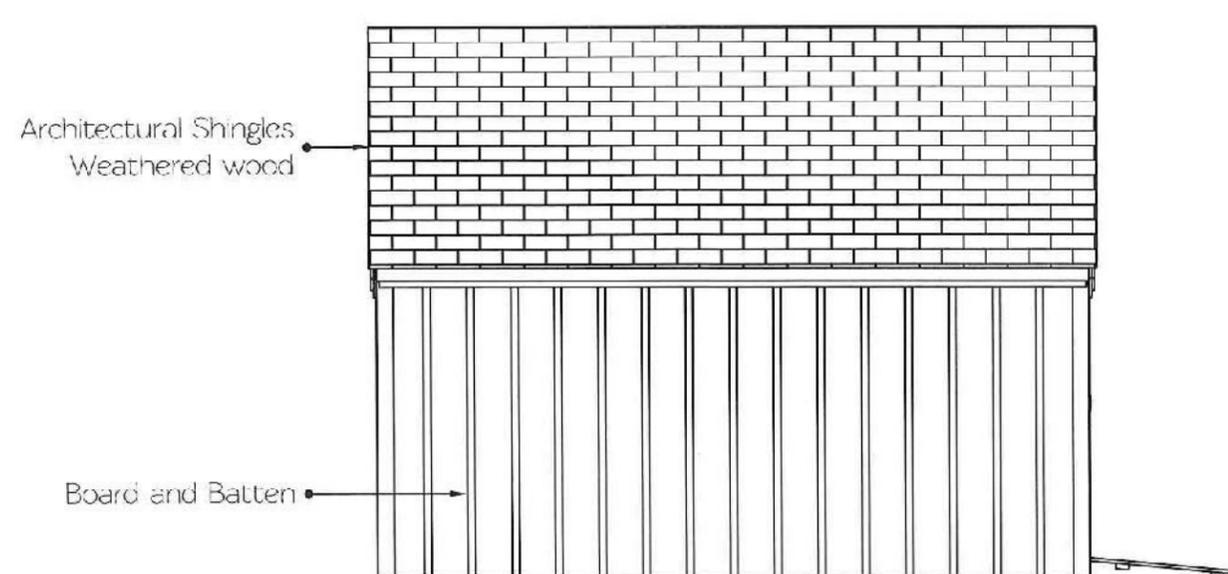
2 Left Elevation

SCALE: 1/4" = 1'-0"



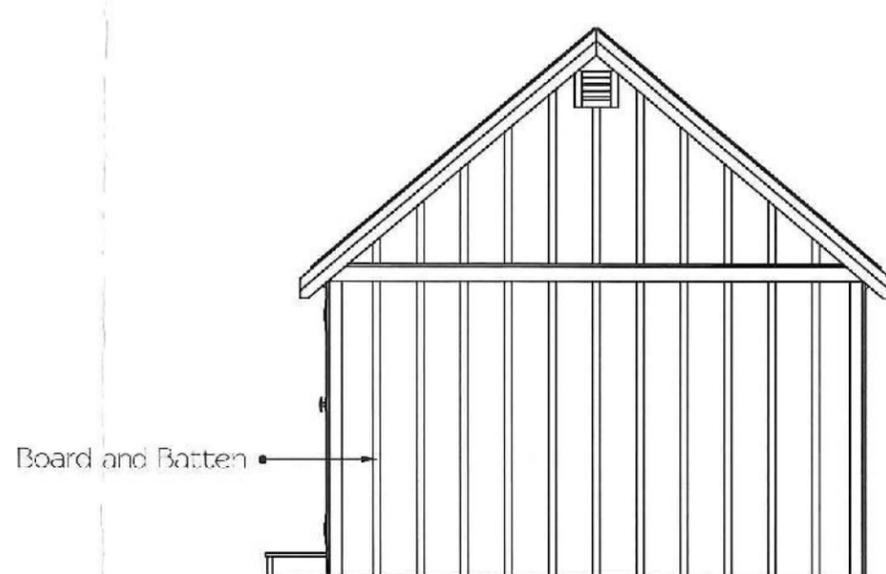
3 Rear Elevation

SCALE: 1/4" = 1'-0"



4 Right Elevation

SCALE: 1/4" = 1'-0"



ENGINEER'S STAMP

PROJECT:

12' x 16' Quivett

CLIENT:

Curtis Pike

ADDRESS:

139 Old Jail Lane
Barnstable, MA 02630

PHONE:

774 836 5134

E-MAIL:

hyfdfiremedic@comcast.net

ADDRESS OF PROPOSED WORK:

139 Old Jail Lane
Barnstable, MA 02630

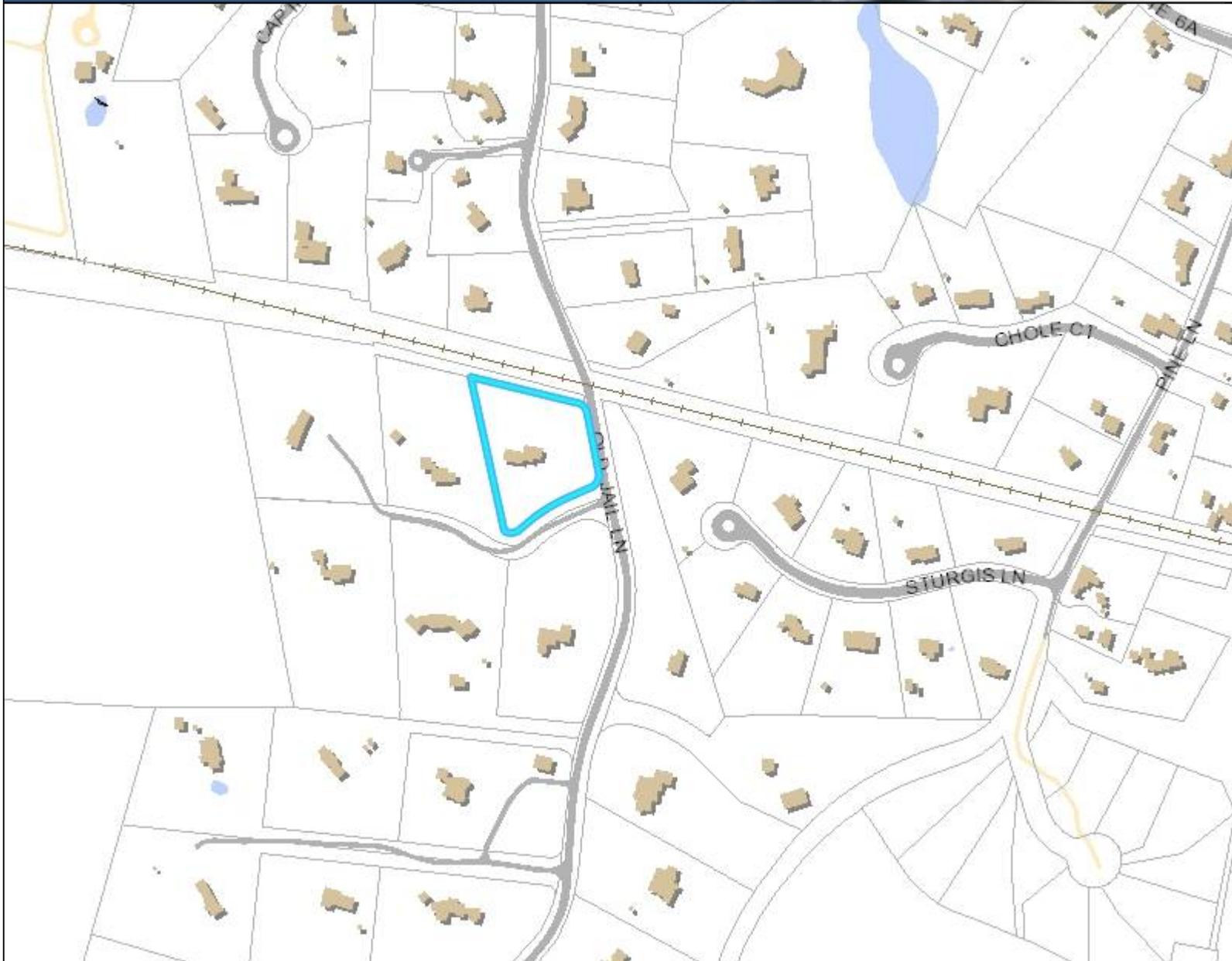
REVISION DATE:

5/27/20

DRAWN BY:

GB

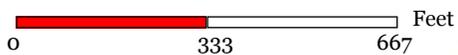
Scale: 1/4" = 1'-0"
Unless otherwise noted



Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Parking Lots
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Water Bodies

Map printed on: 6/30/2020



Approx. Scale: 1 inch = 333 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

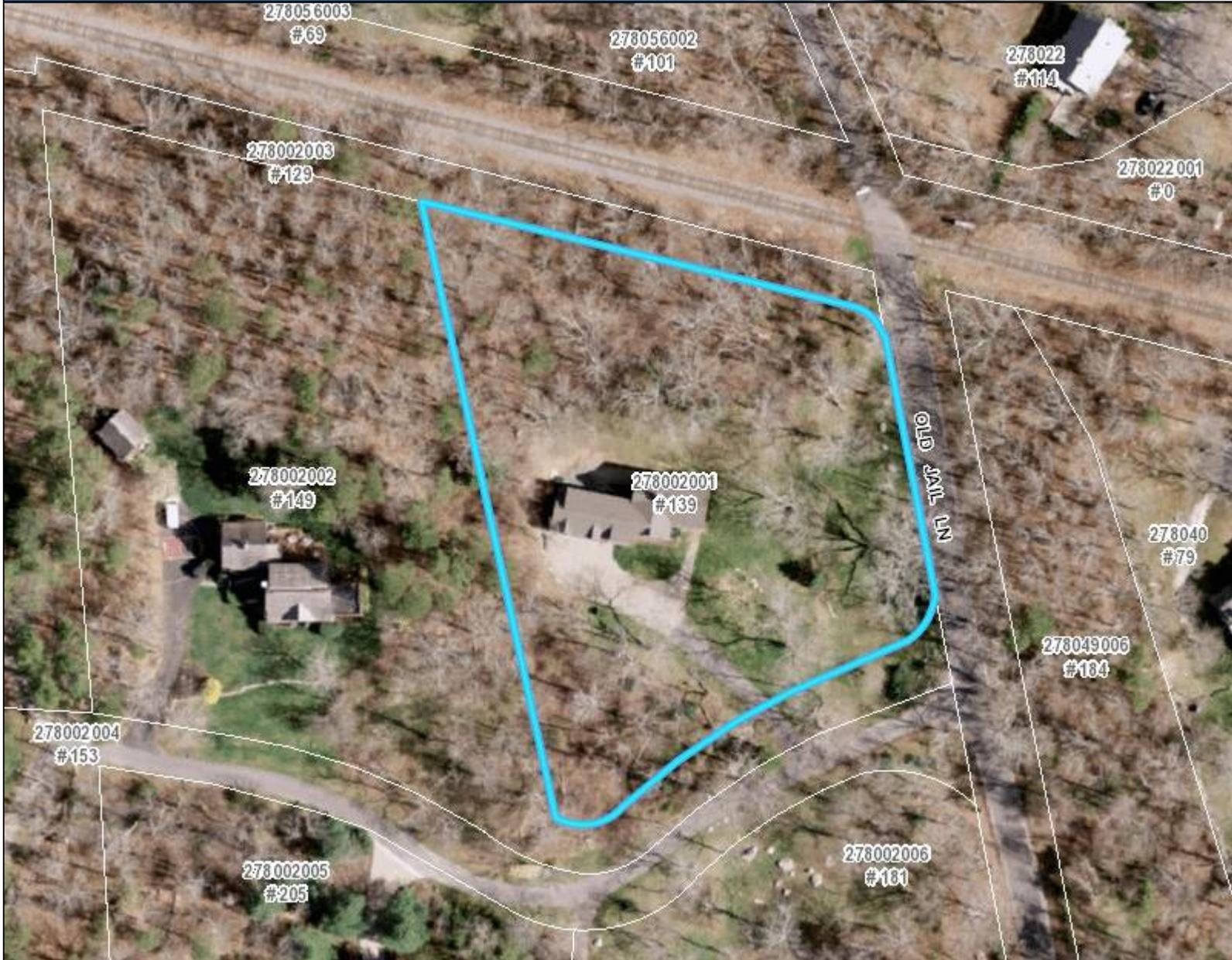
508-862-4624

gis@town.barnstable.ma.us



Legend

Road Names



Map printed on: 6/30/2020



Approx. Scale: 1 inch = 83 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Town of Barnstable
Old King's Highway Historic District Committee
DRAFT MINUTES
Wednesday, January 22, 2020, 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, West Barnstable on the following application:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
David Munsell, Alternate	Absent
Building Inspector	Jeff Carter

A quorum being met, Chair Richard 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.

CONTINUED ELECTIONS

Election of Chair and Clerk

Chair Richard called for nominations for the position of Chair. Bearse nominated Paul Richard, seconded by McCarthy. So voted: Aye, unanimous

Chair Richard called for nominations for the position of Clerk. Jessop nominated Carrie Bearse, seconded by McCarthy. So voted: Aye, unanimous

APPLICATIONS

Burke, Peter & Jessica, 146 Flint Rock Road, Barnstable, Map 316, Parcel 080/008, built 1986

Construct an 890sqft addition to the south elevation, materials to match existing; remove archway over the existing garage and entryway; re-roof

Represented by: Amanda-Clare Cunningham of AMPM Design rep homeowners

Public comment: none present

Cunningham described the project; materials will match existing.

Chair Richard noticed the specs indicate hardy plank. Cunningham advised that existing material is hardy plank. Bearse felt that given the location of the home the hardy plank would not be inappropriate.

Motion duly made by Bearse, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Peter & Jessica Burke, at 146 Flint Rock Road, Barnstable to construct an 890sqft addition to the south

elevation, materials to match existing, remove archway over the existing garage and entryway, re-roof as indicated on the plans submitted. So voted: aye, unanimous.

Received request from the applicant on January 16, 2020 to withdraw this application without prejudice.

Margarets at Bursley Manor LLC, 651 Main Street, West Barnstable, Map 156, Parcel 057, built c.1827, contributing structure in the Old King's Highway Historic District, inventoried

Create patio to include, stone masonry walkways, retaining walls, outdoor kitchen, fire pit, fire place, in-ground lap pool, spa/hot tub, trellis, enclose two existing outdoor showers, install black aluminum fencing around the pool, lighting, signage, replace patio doors, and plantings

Represented by: None

Public comment: none

Chair Richard advised that the applicant had requested to withdrawal the application without prejudice.

Motion duly made by Bearse, seconded by Wallace to Accept the Withdrawal without prejudice, of the Certificate of Appropriateness (Exhibit B) for Margarets at Bursley Manor LLC, 651 Main Street, West Barnstable, Map 156, Parcel 057, built c.1827, contributing structure in the Old King's Highway Historic District, inventoried to Create patio to include, stone masonry walkways, retaining walls, outdoor kitchen, fire pit, fire place, in-ground lap pool, spa/hot tub, trellis, enclose two existing outdoor showers, install black aluminum fencing around the pool, lighting, signage, replace patio doors, and plantings. So voted: Aye, unanimous

Clancy, John & Judy, 191 Stoney Point Road, Cummaquid, Map 336, Parcel 028, built 1946

Complete exterior renovation including removal of existing second story and adding a story and a half; remove chimneys, remove bulkhead, create screened in porch, natural cedar trellises, replace all doors and windows, re-side, new roof,

Represented by: John & Judy Clancy, Attorney Paul Revere

Public comment: Attorney Mark Boudreau, Steven Reuman

Chair Richard read a letter into record from Pat Anderson, abutter. Anderson is opposed to the project.

Attorney Revere noted that the applicant submitted revised plans as well as a landscape plan.

Bearse explained that she had reviewed the meeting material as well as the video from the January 8, 2020 hearing to satisfy the requirements of the Mullin Rule. Bearse continued by asking for the dimensions of the project.

Chair Richard explained that the plans were off scale. John Clancy advised the structure is about 29 feet from grade to the top plate.

Jessop felt the windows are out of scale with the rest of the structure. There is a discussion about the size of the windows.

Chair asked for questions from the committee.

Bearse felt the redesign takes away from the bulk of the structure.

Chair Richard felt the plan was heading in the right direction.

There is a discussion about the size of the lot.

Clancy reconfirmed the existing structure is one and three quarters high now and they are looking to go to two stories.

Revere added that the land is dry wetlands and coastal bank; Town protected and State regulated.

McCarthy felt that the width and height are the same and that the structure is too high for the setting.

There is a discussion about how far from grade the first floor is. Mr. Clancy advised the first floor is 6" above grade. He continued by explaining that due to the grade, the lot pitches down; the house sits low. Revere concurred.

Wallace is uncomfortable with the height given the location and size of the lot.

There is a discussion about the size of the house vs the lot size and neighboring houses.

Attorney Mark Boudreau is representing the Reuman's, direct abutters. Boudreau commented that his clients are concerned with the visual impact in the area. He added that the area/street does not have large structures 15 feet from the road. Boudreau added that the Reuman's would like to see the project scaled back.

Chair Richard asked for additional public comment. Doug Bryant is a direct abutter and is opposed to the project.

Reuman showed a rendering that he had taken and tried to superimpose a photo to see what the project may look like. Reuman reiterated that the structure is too big.

Mrs. Reuman is in favor of the house being restored but would prefer that the design look more in keeping with the neighborhood.

Chair Richard closed public comment.

Revere commented that this is not a heavily trafficked road and there are only a handful of properties off the road. He added that there have been comments about the massing and size but had not heard comments about the historic look of the proposed design. He continued by noting that if you stand at the road you are 13 feet above the first floor. Further the applicant followed the suggestions made by the committee at the last meeting. He asks if the applicant has met the design element.

Jessop began a discussion about the height and size. Jessop is concerned that the drawings are out of scale and would like to see the height reduced. There is a lengthy discussion about how to reduce the height of the structure.

Chair Richard asked Mr. Clancy if he would consider bringing in the rear dormer by six inches on each side.

Bearse suggested continuing review to another hearing for a redesign. She added that it is an eclectic neighborhood, off the beaten path and the house is sunk somewhat.

Wallace would like to see the re-draw with the compromises and felt it would look good.

Motion duly made by Bearse, seconded by Jessop to Continue review of the Certificate of Appropriateness (Exhibit C) for Clancy, John & Judy, 191 Stoney Point Road, Cummaquid, Map 336, Parcel 028, built 1946 Complete exterior renovation including removal of existing second story and adding a story and a half; remove chimneys, remove bulkhead, create screened in porch, natural cedar trellises, replace all doors and windows, re-side, new roof. So voted: aye, unanimous

Fioretti, Matthew, 75 Cedar Street, West Barnstable, Map 130, Parcel 020/001, built 1959

Remove existing front and side decking (including steps) and rebuild with expansion

Represented by: Dan Wood

Public comment: none

Chair Richard commented the project would be slightly visible. There is no further discussion.

Motion duly made by Bearse, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Fioretti, Matthew, 75 Cedar Street, West Barnstable, Map 130, Parcel 020/001, built 1959 Remove existing front and side decking (including steps) and rebuild with expansion as indicated on the plans submitted. So voted: aye, unanimous

Wirtanen, Mark, 1894 Main Street, West Barnstable, Map 217, Parcel 012, Martin Wirtanen First House, built 1912, contributing structure in the Old King's Highway Historic District

Remove six, 4'X4', glide porch windows that currently have a six over six grill pattern. Replace with six aluminum clad wood windows, 4'X4', with a six over one grill pattern

Represented by: Mark Wirtanen

Public comment: none

Bearse confirmed the windows will have applied exterior grills.

Chair confirmed just the windows on the porch are changing.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit E) Wirtanen, Mark, 1894 Main Street, West Barnstable, Map 217, Parcel 012, Martin Wirtanen First House, built 1912, contributing structure in the Old King's Highway Historic District Remove six, 4'X4', glide porch windows that currently have a six over six grill pattern. Replace with six aluminum clad wood windows, 4'X4', with a six over one grill pattern as indicated on the plans submitted. So voted: aye unanimous

CERTIFICATE OF EXEMPTION

Genest, Suzanne, 116 Scudder's Lane, Barnstable, Map 259, Parcel 015, built 1991

Replace 11 glass panels with Marvin double-hung windows; infill with white cedar shingles to match existing siding; white columns between columns will remain.

Chair comments this house is not visible but from the water.

Bearse felt the project was appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit F) for Suzanne Genest, of 116 Scudder’s Lane, Barnstable, Map 259, Parcel 015, built 1991, to replace 11 glass panels with Marvin double-hung windows; infill with white cedar shingles to match existing siding; white columns between columns will remain, as indicated on the plans submitted. So voted: aye unanimous

APPROVAL OF MINUTES:

Motion duly made by Jessop, seconded by McCarthy, to Approve Meeting Minutes, Dated December 11, 2019 (Exhibit G). So voted: Aye – four in favor; Bearse abstained.

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by Jessop at 7:38pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	File	316/080/008
Exhibit B	Certificate of Appropriateness	File	156/057/000
Exhibit C	Certificate of Appropriateness	File	336/028/000
Exhibit D	Certificate of Appropriateness	File	130/020/001
Exhibit E	Certificate of Appropriateness	File	217/012/000
Exhibit F	Certificate of Exemption	File	259/015/000
Exhibit G	Meeting Minutes	Date	December 11, 2019