

**Town of Barnstable
 Old King's Highway Regional Historic Committee
 Minutes of Open Public Hearing
 August 12, 2009**

A regularly scheduled and duly posted hearing for the Town of Barnstable Old King's Highway Historic District Committee (OKH) was held on August 12, 2009 at the West Barnstable Community Center, Route 149, West Barnstable, MA. The hearing was advertised in the Barnstable Patriot on July 31, 2009. Also in attendance was Carol Puckett – Administrative Assistant and Paul Roma – Building Inspector.

OKH COMMITTEE MEMBERS

Robert Stahley – Chair	Present
Carrie Bearse – Clerk	Present
George Jessop - AIA	Present
Patricia Anderson	Absent
Dorothy Stahley	Absent
Elizabeth Nilsson	Present

Robert Stahley opens the meeting at 7:00 PM. He explains to people how the process before the Committee works. He indicates that Building Inspector, Paul Roma, is also here.

He then calls the first application before the Committee:

**Stoesser, Ralph, 3641 Main Street, Barnstable – Map 317 Parcel 041
 Shorten Garage**

Mr. Stoesser and his wife are here representing themselves. Mr. Stoesser explains their application and that they would like to shorten one bay of the garage in order to obtain sufficient easement clearance to access the back lot. He indicates that it is 24 feet long and that he will reposition the window in the appropriate manner so that it is balanced. They don't want to move or tear down the garage.

Robert Stahley asks if there is anyone from the public who would like to speak either in favor or in opposition. No one speaks.

A motion was duly made by Carrie Bearse and was seconded by Elizabeth Nilsson that OKH approves the Certificate of Appropriateness for Ralph Stoesser for property located at 3641 Main Street, Barnstable to shorten garage bay as submitted.

Vote:

AYE: Robert Stahley, Elizabeth Nilsson, Carrie Bearse

NAY: None

Abstained: None

**Richardson, Elizabeth, 2 Vanduzer Road, Barnstable – Map 352 Parcel 007
Solar Panels**

Representing Elizabeth Richardson is Conrad Geysler from Cotuit Solar. He indicates that he has more pictures as examples of solar panels. Carrie Bearse asks if the panels are indeed raised approximately 1.5 feet.

Conrad Geysler answers yes and that they are a lower profile design based on a slanted roof.

George Jessop arrives

Conrad Geysler explains that this is a thermal collection type system. The Committee talks about how visible it will be.

Robert Stahley asks if anyone from the public would like to speak either in favor or in opposition. No one speaks.

Carrie Bearse clarifies that there are only two panels, that they will be over to the left hand side of the roof and that the slope might be different.

Mr. Geysler answers yes.

George Jessop asks if there is any reason they couldn't be placed to the right on the roof.

Mr. Geysler explains that they would lose the afternoon sun because of the shading.

A motion was duly made by Carrie Bearse and was seconded by George Jessop that OKH approve the Certificate of Appropriateness for 2 Vanduzer Road for 2, 4 X 10 solar panels as submitted.

George Jessop asks if they are to be mounted as low as they can towards the eaves and requests that they be positioned as far away from the ridge as possible.

Mr. Geysler indicates that they are at a slight angle, but other than that, yes.

George Jessop clarifies that they are not to be positioned in the middle of the roof towards the ridge but as close as possible to the eaves.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop

NAY: Elizabeth Nilsson

ABSTAIN: None

**Camara, Nicole, 350 Bragg's Lane, Barnstable – Map 298 Parcel 109
Paint**

Nicole Camara is here representing herself. She shows the Committee the color paint chips she intends to use.

Robert Stahley asks if there is anyone here from the public who would like to speak either in favor or in opposition. No one speaks.

Nicole Camara explains what color the house is presently.

A motion was duly made by Carrie Bearse and was seconded by Elizabeth Nilsson that OKH approves the Certificate of Appropriateness for Nicole

Camara for property located at 350 Bragg's Lane, Barnstable for paint color as submitted.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTIAN: None

**Delia, Paulette, 66 Windsor Way, Barnstable – Map 299 Parcel 014-001
Replacement Windows**

Janice Campbell and Michael Bedard are representing the applicant. Janice Campbell indicates that the applicant wants to install 8 replacement windows and that the windows are made by Simonton and are rated #1 by JD & Associates. Janice Campbell explains that the windows will have sculpted grids with a lifetime warranty.

A motion was duly made by Carrie Bearse and was seconded by Elizabeth Nilsson that OKH approves the Certificate of Appropriateness for Paulette Delia for property at 66 Windsor Way for 10 replacement windows as submitted and noting that the property is way off 6A and not visible from any t public way to a significant degree.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTIAN: None

**Gray, Stephen, 312 Midpine Road, Barnstable – Map 349 Parcel 025
Addition & Alteration**

Stephen Bobola is the general contractor who is representing the applicants. He explains that in addition to the application, the owners want to now put up a split rail fence. The members discuss that the painting, as explained by Mr. Bobola, was not listed in the ad. Elizabeth Nilsson indicates that the

painting of the body of the house and the trim was not advertised in the paper.

Mr. Bobola indicates that the proposal is to add an extension to the master bedroom and master bathroom. Also, they would like to convert a room off the back of the house into a 3 season room.

George Jessop asks if the continuation of the siding will be white cedar. Mr. Bobola indicates yes.

Carrie Bearse asks about the pitch of the roof and is told it is a 7/12 pitch.

Mr. Bobola indicates that they drawings the members have are the ones that will be submitted to the Building Department.

George Jessop comments that the drawings do not show the coursing of the shingles or the windows in detail. Mr. Bobola explains.

Carrie Bearse explains that they need drawings of what the back of the house as it exists and as proposed.

Robert Stahely indicates to Mr. Bobola that he could either ask for a continuance or go forward with what is submitted.

Steve Bobola asks for a continuance.

Mr. Bobola asks if the owners were to replace all the windows what the procedure would be. George Jessop explains.

A motion was duly made by Carrie Bearse to continue this for reasons as previously explained to Mr. Bobola for the property located at 312 Midpine Road, Barnstable and to also waive the fee for re-advertising.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTIAN: None

Carrie Bearse explains and clarifies that Mr. Bobola needs to bring:

- A rendering of the back of the house from the exterior showing the master bedroom and the sunroom.
- A rendering of the house on a site plan showing the house and additions with measurements.

Carrie Bears also explains that they will also have to advertise the paint color and that if the split rail fence is less than 4 feet tall and natural he will only need to submit a certificate of exemption. However, in order to get that he will need a site plan of where the fence will be located on the property. She further explains that the rendering of the back of the house should be to scale and should show what it will look like overall. She indicates that this could be done on a sketch.

George Jessop also wants to know what the siding will look like and the placement of the windows. Also, he wants the dimensions including height, roof pitch and dimensions of any overhangs.

**Thompson, David & Shelley, 1094 Main Street, Barnstable – Map 178 Parcel 012
Replacement Windows**

David and Shelley Thompson are here representing themselves. Mr. Thompson explains his request that the internal windows are 40 and externally 180 and that they are Harvey Slimline windows. They want to replace existing windows. He explains that they are obtaining the windows through a program with the Housing Assistance Corporation and that Sprinkle Home Improvements will be installing them. They upgraded the door at their choice. He explains that Housing Assistance Corporation uses Sprinkle Home Improvements exclusively.

Carrie Bears is concerned with the windows to the left of the sunroom area facing 6A directly.

They discuss the windows in other homes and George Jessop thinks that another price should be obtained for the 3 windows in the front facing 6A. Robert Stahley indicates that he will talk to HAC about the 3 windows. Mr. Thompson asks if he should be in contact with HAC. Mrs. Thompson

indicates that her contact at HAC is Mark Gamble and who Mr. Stahley should talk to.

A motion was duly made by Carrie Bearse and seconded by Elizabeth Nilsson to approve the Certificate of Appropriateness as submitted to replace the existing windows excluding the 3 windows facing route 6A which will be continued until the next meeting after talking with HAC. All the other 7 windows will be replaced with single-pane double-hung type.

Amendment to motion that this is an exception to our normal practices and it is an exception for consideration of the application for HAC and the applicant so insure that the house will be weather-tight.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTAINED: None

**Robert Stahley calls a 3 minute recess.
Back in session.**

Minor Modifications

Leaver, Sean & Kathy, 39 Desire Lane, West Barnstable – Map 088 Parcel 008-004

Change of Shed. New proposed shed is 12 X 14.

Sean Leaver is here representing himself. He indicates that he was previously approved for a shed but when trying to obtain the building permit; the shed did not comply with the 110 wind code. Therefore, he had to find a plan that was compliant which he did but that the shed will now be bigger than the one previously approved. He indicates that it is bigger, the color and location of the shed will remain the same but that the windows and door have changed. He will now be using a metal door in place of a custom built wooden door.

Elizabeth Nilsson comments that she believes this is more than a minor modification.

Sean Leaver indicates that that the double doors will remain the same but they will use a metal exterior door in place of a custom built door.

A motion was duly made by Carrie Bearse and seconded by Elizabeth Nilsson to accept the minor modification for Sean and Kathy Leaver for property located at 39 Desires Lane, Barnstable.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTANIED: None

Sawayanagi, Junich (Cape Cod Cancer Thrift Shop) 1085 Main Street, Barnstable – Map 179 Parcel 042

Withdrawn by Applicant 08/10/09

**Weatherley, Craig, 85 Salten Pond Road, Barnstable – 280 Parcel 013
Stair and Minor Window/Lite Pattern Revision**

Oliver Orwig is representing the applicant. He goes over the changes with the members as submitted. He indicates that the larger window went from 2 divisions to 3 and the outer two smaller windows went from 2 divisions to 1. There will be an open stair with a retaining wall with a stone cap with the railing on top. The reason for this is aesthetics.

Motion is duly made by George Jessop and seconded by Carrie Bearse to accept the minor modification for the change in scale of the lites at the southeast elevation and the modification of the bulkhead at the southwest elevation

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None
ABSTAINED: None

Request for One Year Extension

Laugharn, James & Justine, 100 Bay View Road, Barnstable – Map 319 Parcel 030
For Demolition

Chris Childs from Patriot Builders is here representing the applicants and indicates that the applicants are requesting an extension as they just recently just received approval from the Zoning Board of Appeals. However, they are still in the appeal period for that special permit, will apply for a building permit in September and need to extend this approval for that reason.

A motion was duly made by Carrie Bearse and seconded by Elizabeth Nilsson for a one year extension for property located at 100 Bay View Road, Barnstable.

Vote:

AYE: Carrie Bearse, Robert Stahley, George Jessop, Elizabeth Nilsson

NAY: None

ABSTAINED: None

The members discuss approving the minutes of July 8, 2009. Carrie Bearse indicates that she would like to postpone until next meeting as she has not had time to review them.

Motion to adjourn
Seconded

Meeting adjourned at 8:26 PM