

**Town of Barnstable**  
**Old King's Highway Historic District**  
**MINUTES**  
**Wednesday, April 14, 2010**

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 on the following application:

**Committee Members Present: Pat Anderson, Carrie Bearse, George Jessop, Elizabeth Nilsson**  
**Alternate Member Present: Dorothy Stahley**

**Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse, that George Jessop be appointed temporary Chair for the first two Applicants.**

**AYE: ALL**

**NAY: None**

**So Voted Unanimously**

A quorum being met, Temporary Chair Jessop called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

**NOTE: Pat Anderson recuses herself from the following two applicants as she was absent from previous discussions on the Continued Certificates of Appropriateness.**

**Continued Applications**

**Stuborn, LLC, 153 Freezer Road, Barnstable, Map 301, Parcel 006**

Construct New Single Family Home

(Continued from February 24, 2010 & March 10, 2010)

Represented by Stuart Bornstein, Attorney Paul Revere III & David Sigl, Architect

George Jessop noted that the Certificate of Appropriateness was continued from March 24, 2010 as they did not have dimensional plans which have since been submitted. The members reviewed plans indicated as Scheme 9A dated 4/1/2010 and received 4/8/2010. Attorney Revere added that the Site Plan has been approved by Conservation and the Members then reviewed the Site Plan with the latest revisions of 3/29/2010.

Carrie Bearse asked if the building plans had changed and Mr. Sigl responded that egress from the northside down to the pool has changed, they added the dimensions as well as the dimensions on the stone wall which ranges from 6 to 7 ½ feet. Also they have indicated grade and the stairs on the northside are new as is the location of the pool.

The Chair then opened the discussion up for Public Comment

Tim Williams of Barnstable reminded the Members of his time before the OKH and stated that he would like to see this property improved upon and offered his supports of the Application.

Ann Canedy, Town Council and Commission Liaison confirmed that the project has received approval from the Conservation Commission, however, with a long list of conditions and specifically did not address the aesthetics and referred this part of the project to this Commission. Ms. Canedy submitted for the file comments received from residents on the appearance of the project:

Harold Wilson via e-mail expressed concern that if approved, this application would establish a precedent  
Richard Lewis via e-mail wrote that he believes this structure to be too large for the site & neighborhood

Ms. Canedy wishes to reiterate discussions regarding comparable buildings in the area and pointed out that the immediate residential neighbor is at 139 Freezer Road and this structure is 972 square feet. The immediate commercial property is the Barnstable Marine Service and according to assessing records the aggregate square footage is 26,800 with a couple of buildings put together on 2.4 acres and if proposed today that commercial building would most likely be referred the Cape Cod Commission.

Also noted for the record that the Mueller House which sits up on a hill, was thought to be a large house at 4590 square feet as well as the Smith House at 2807 square feet. As for commercial buildings, on Mill way there is the former Vetterino fish shop which combined with a store now is 5,000+/- square feet and Mattakeese Wharf is 4760 square feet and is one floor. The Blair building is the largest which a couple of buildings at 8748 square feet. Final comment she would like to make is that along Freezer Road, these houses are very modest ranging from approximately 1000-1800 square feet.

Albert Barbour of Barnstable commented that some of the buildings that have been referred to in the past as large buildings are public or commercial buildings and serve a public purpose. This is a private residence and to compare it to commercial buildings is like comparing apples to oranges.

John Julius identified himself as a Real Estate Agent in the Town of Barnstable and wishes to comment that he does not work for Mr. Bornstein, but has a great deal of respect for him as he is trying to make an improvement to this site. He feels big homes can be built and that the owner has a right to build what he wants to build. It is zoned Marine Use and for those opposed to this project he asks if they would like to see a 40R or a marine gas station on this site. He supports this application and noted that Mr. Bornstein pays more taxes than any other citizen in the town.

Elizabeth Nill of Barnstable stated that it is not an issue about deserving, the important thing to remember is that this Board is assigned with protecting the historic district and this Village has changed dramatically over the last few years.

Dave Munsell, a resident of Barnstable for over 36 years stated that he has enjoyed Barnstable Harbor as much as anybody and has seen it changed over the years and seen many different projects come along the way. The Old King's Highway's job tonight is to look at a set of plans and decide if it fits in with the Historic District. This Committee protected the Fish House for many years, but that is gone and it has improved the site. He has looked over the plans and does support the project. Believes that applicant should be able to build what he wants, within reason. He asks the Board to judge the plans, not the person.

Louis Cataldo of Barnstable voiced support of the project. Speaking as a historian and a person who has known Mr. Bornstein for many years and knows that he has taken care in improving the Town of Barnstable. He can imagine a man wanting to have his own house on this site. Added that applicant is a big taxpayer of the Town and hopes that the Board will vote in favor of this application.

Gordon Starr of Barnstable Village stated his concern with the size of the house and feels he can not judge this building because he does not see anything like it in the Village. At the last meeting it was mentioned that you will be able to see this from Mill Way, but it turns out that you will be able to see it from the moment to get to the Harbor. The height of the building will be taller than Barnstable Marine.

Marilyn Fuller, Salten Point Road, noted that she was not going to speak, but after hearing Mr. Julius speak of this modest house, the word that comes to mind was "loom" which in the dictionary states large and contentious and in her opinion, feels this word fits.

Marcy Dugas of Barnstable Village commented that she spoke at the last meeting in favor of the proposal for Mr. Bornstein to building his home on this site. She had been opposed to this site being used in the past, to the Freezer Building and the Cannery being demolished, however, they are gone now and it is time for this man to be able to use his property. She thinks it is a nice looking house and believes though went into using natural materials and making the house look Cape Coddish. It is unfortunate but the whole area has seen a transformation of "McMansions" and her own parents who live on Sunset Lane had a neighbor who was allowed to make an eight foot error and now her parents views are gone. The future trend is for bigger and better. She feels that when coming around the corner at the Harbor and seeing the Whale Watch that this is looming. Thinks this is an appropriate home and hopes Mr. Bornstein gets to build it.

Lindy Coggeshall stated that she represents a large family who have six homes in a row on Rendezvous Lane and looks right a Freezer Point and remembers how it was. To hear this described as a simple home is astonishing and believes that this Board is here to preserve the area and does not find that bigger is necessary better. Is opposed to this project and hopes the board will agree.

Having no further speakers, the Chairman closed the Public Comment

Attorney Revere responds to a few comments. He does not think that comments from e-mails when it is not known where this person lives or who they are should be relevant. He addressed the comments regarding the size of homes in

the common areas and of neighboring properties and points out that all are on very small lots. Tonight they have brought a comparison of properties and lot coverage. The Barnstable Marine which was thought to be 1 acre is actually 2.47 acres with 30,000 square feet.

Mr. Sigl, referring to a comparison chart that he distributed, noted that you will see that the prior lot coverage with all of the dwellings on it, dealing with just the 3.9 acres, not the 7 acres, the current lot coverage in its day was 12.6%. What they are proposing is 4.8% lot coverage. If you compare it to the actual lot size of 7 acres you are looking at a 2.7% lot coverage. Immediate neighbor at 30,000 square feet on 2.47 acres is 28.5% lot coverage and another reference was made to a home on Salten Point Road that sits on 1.15 acres, has 8480 square footage would equal 9.8% lot coverage. This project would be a significant reduction in lot coverage.

Attorney Revere commented that when he looks at the Old King's Highway Act, it talks about determining whether a property is "appropriate" and lists a number of factors which are: general design, arrangement, texture, materials and color of feature and to look at those factors to similar factors of other buildings in the immediate surroundings. The immediate surroundings are commercial buildings and those buildings he pointed out at previous meetings that are commercial is because he chose them as examples of commercial buildings within residential buildings. The Act says nothing about commercial to commercial or residence to residence.

The Act talks about architectural features and settings. He hasn't heard a lot of discussion or concern about certain features such as windows, doors, color, roofing, etc. The concern everyone is having who is opposed is the setting, the size of the building. If you look at what is the setting is, it is within very large buildings, not jetting out in Barnstable Harbor proper and in some ways not easily viewed relative to other things. When you judge the setting, you need to judge the large buildings. This building has both architectural features and the setting. There would not be a problem if this was a 10 acre lot surrounded by trees and not be seen. This property is going to be cleaned up and have less buildings on the property and less lot coverage. He has not heard anything about the roof pitch or in depth discussions on materials.

Mr. Sigl noted that at the last meeting they did talk about building height and one peak of the roof, but not all of them. They lowered the guest wing and agrees with Mr. Revere about talking about materials. He submitted fence material that he would like to discuss as well as other materials. The fence proposed is a simple black wrought iron for around the pool. He noted that the board already had the information on the windows and reiterated the materials, manufacturer and the type of grills and color.

Chairman Jessop asked for Member Comments:

Carrie Bearse commented that the reason the materials have not been overly discussed is that the materials are appropriate once you apply the exterior grills. She has said at each of the meetings, the scale, height and massing of the home is inappropriate and believes the reductions they have made are insignificant. They did reduce the height of the guest wing, but only went from 10,640 square feet to 10,420 square feet. She lives on 4 acres and knows what 4 acres looks like and there is the Barnstable Marine and Mattakeese across the way, but there are also tiny little houses along Freezer Road and believes not enough change has been made to reduce the scale. She would love to see him build his home here, however, only small changes have been made.

Elizabeth Nilsson agrees wholeheartedly with Carrie Bearse and does not believe that a building of this size is appropriate as she compares the houses on Freezer Road and on that street, not the business area; she can not make this congruous.

Dorothy Stahley, acting as an Alternate and although she was present for each meeting she will not cast a vote, commented that she went over to Rendezvous Lane to get a sense of the setting and the words that come to her mind as well are incongruous and inappropriate. She is looking at the height of this building and understands that you have to mound, but then you are talking about a house that is more visible. It is too large from the harbor, from Rendezvous and it can be seen. When you take all that into consideration, it is the height that is inappropriate.

George Jessop stated that he has seen this house evolve from the original which looked like three large houses to what we see tonight with the reduction of the guest house. The overall size of the building is about the same but the major mass has been reduced. It still sits on a stone base that is above the existing site plane and is still 41/6 feet high. There has been an effort to reduce the massing by plants, however, the buildings still starts at 18 feet. It has been cleaned up and is in the style of a typical cape structure. There are existing trees on the site between the structure and the harbor and new plantings are proposed to fill in gaps to offset the mounding. There has been an effort to reduce the massing and that said, it still starts at 18 feet – 4 feet above existing grade and that is one thing this Committee has

been trying to avoid. Mounding has been used to raise buildings all along the waterfront to avoid the height limits in the codes. Because of the size of the lot and the size of the structure, it is, in his opinion, more aligned with the residential buildings in the area than what he would call "McMansions".

Mr. Bornstein then spoke that originally they had two houses on the property and in working with Conservation Commission the indicated that they wanted to see one house. Conservation wanted a lot of things with many new plantings, buffers and they had to attach the two houses together. Also had setbacks and wetlands so they had a parking problem and the obvious was to put the garage underneath. If they were to split this lot into four parcels, which they are allowed to do, they could build four 4,000 square foot houses on the same acreage. Basically, what they proposed was a 7,000 square foot house with a separate 2,000 square foot house and what they are building now is a 10,000 square foot house. He pays a lot of taxes on this lot and you need to build a large house. Also this lot is really 7 acres and he is using only 4 acres. This home will be completely enveloped with trees and with the new plantings you will not be able to see this house. There will be less traffic for the town and the neighbors with this building that to have four separate homes. This will also be what you call a "green" house and will be one of the only ones in Barnstable Village. It is a large house, but not overly large. They have showed over 70 properties that are considered large. They did make changes that this Board wanted as far as height and massing and scale. Unfortunately, with concerns from ConCom, they had to put the garage underneath the house. Would like the member to consider, again, that this is 7 acres and only has 2.9% coverage and no other home within miles has that coverage. From the harbor it will look like a public garden with open land.

Dorothy Stahley questioned if there was no other research done to relocate the garage to avoid having it underneath the home and to reduce the height. Mr. Bornstein responded that his wife, who has been at every meeting, wanted to be able to drive into the structure for security reasons due to the seclusion of the area.

Chairman Jessop, closing the comment period for this application called for a Vote.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Stuborn LLC at 153 Freezer Road for a new house as Submitted per plans dated 4/1/2010 and indicated as Scheme 9A.**

**VOTE:**

**AYE: Jessop**

**NAY: Bearse, Nilsson**

**Motion fails to carry**

**Humane Society/Cape Wildlife Center, 4011 Main Street, Cummaquid, Map 335, Parcel 060**

Restoration of Garage - Siding, Trim, Paint, Roofing, New Windows, Doors, Garage Doors  
(Continued from March 10, 2010 & March 24, 2010)

Represented by Roberto Aguilar, MD, Heather Rockwell, Danielle Santos

Applicant noted that there were outstanding issues that became known at the Meeting of March 10, 2010. Since this meeting they have meet with the Building Commissioner and the Fire Chief and reached out to the residents in the area to address their concerns. They hired a land surveyor to review the site plan that was submitted a few years ago and indicate which of the animal enclosures are existing and which are the newly proposed. They will be removing the rapture enclosure as well as the eagle structure. They existing pool has been filled in and the water fowl enclosure is located as proposed. Photos from Bayberry Lane where submitted and the fence has been restored. Fire Chief is satisfied with the gate and fire lane. The issue of the gravel on the outside of the street was addressed and applicant indicated that they will be doing some pavement to eliminate that problem.

Carrie Bearse asked if the plantings they intend will be sufficient to block these enclosures to satisfy the neighbors. Addition photographs were submitted to outline the plantings.

Applicants then addressed the proposed renovations on the garage and a discussion took place on the design. The clapboard will remain, however on rear of structure it is currently 51-11 and they propose horizontal siding in cedar that is on the other three sides. Window replacements will have grids applied to the glass and the doors will resemble barn-style doors. Trim will be pine, painted the same color and the barn color (yellow) will remain.

Chairman Jessop then opened the meeting up for Public Comment

Bruce McCue, a direct abutter, voiced that he has always been concerned with the travel on Bayberry Lane and added that he was satisfied with the offer of pavement. His other concern was with the enclosures, especially the Coyotes, but added that the Wildlife Center met with the abutters about their concerns regarding the enclosures.

Dr Aguilar responded that he lives on site and has tried to meeting with all the neighbors, but wished to note that the mammal enclosures are for just that, mammals, possums, but not coyotes.

Mr. McCue added that their family dog is constantly barking and the smells from the enclosure do come over. The original proposed screening around the enclosures when the Wildlife first moved in has not happened and he was hoping that there would be some additional plantings. Also asked if they could not put the enclosure so close to neighbors.

Ann Canedy, Town Councilor and Liaison to the OKH, spoke next and confirmed that there has been an outreach to the neighbors and also discussions with the Building Commissioner did take place. Hopes that the abutters on Bayberry Lane get the road paved and the screening happens. If this is all followed, Cape Wildlife will find that they will be very welcome in the neighborhood.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Humane Society/Cape Wildlife at 4011 Main, Cummaquid with Condition that either the small mammal cage on SW corner be moved or that additional screening be provided and that the apron on Bayberry Lane be paved within such a reasonable time as the Building Department deems.**

**AYE: Bearse, Nilsson, Jessop**

**ABSTAINED: Anderson**

***Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Appoint Pat Anderson Temporary Chair for the remainder of the Evening.  
So Voted Unanimously***

#### **Humane Society /Cape Wildlife Center, 4011 Main Street, Barnstable, Map 335, Parcel 060**

New Sign

(Continued from March 24, 2010)

Represented by Roberto Aguilar, MD

Dr. Aquiar explained that the new sign will be smaller in area and has a new logo that is more in keeping with the character of the Wildlife Center. White cedar sign with carved lettering. Posts will be pressure treated post with caps. Elizabeth Nilsson reiterated that the sign would be solid cedar and not plywood as indicated on the application submission.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Humane Society/Cape Wildlife for a New Sign (Option 1)  
So Voted Unanimously**

#### **New Applications**

#### **Hemr, William, 122 Salt Rock Road, Barnstable, Map 316, Parcel 008**

Change of Exterior Paint Color on Front Clapboard Portion Only

Mr. Hemr explained that he was here a month ago for approval of a three season room and he neglected to include a change of paint color on the Application. He wishes to paint the front clapboard portion of the home sagebrush.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for William Hemr at 122 Salt Rock Road for Painting as Submitted.  
So Voted Unanimously**

#### **Hastings, Jeffery, 40 Flint Rock Road, Barnstable, Map 316, Parcel 080-002**

Replace Windows (6) and Install White Cedar Shingles on Garage Gable

Applicant wishes to replace **eight** windows on front of house and on dormers. Andersen 400 Series with interior and exterior fixed grills. They will also be installing white cedar shingles on the garage gable. The Committee requests confirmation via photos of those windows that are to be replaced.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Jeffery Hastings at 40 Flint Rock Road as Modified to reflect Eight Windows to be replaced**

with Andersen 400 Series with Interior and Exterior Grills and the Installation of White Cedar Shingles on the Garage Gable.  
So Voted Unanimously

**NOTE: Carrie Bearse recuses herself from the following discussion as she is a Member of the Board of Sturgis Library**

**Sturgis Library, Inc., 3090 Main Street, Barnstable, Map 279, Parcel 036**

Exterior Alterations – siding, roof, windows, replace wood frame stairs & landing  
Represented by Lucy Loomis & Architect Christopher Raber

Ms. Loomis noted for the Committee that funding is pending and Community Preservation Committee is asking for three bids. They also have grants in place and have raised the matching funds so they are proceeding with the planning design of the project.

Architect Chris Raber then discussed the project. They will be doing exterior repairs on an addition that was done years ago and have many maladies. Failed shingles, asphalt shingles and painting of the trim. Windows beings addressed are the later casement wood windows that have failing paint and or rotted sashes. The windows begin at the left of the entry and run all the way around to the back of the building to where the historic section of the building begins. Upstairs are the double hung windows and on the first floor are the casement windows. They are replacing all casement windows with all double hung Andersen vinyl with grills applied interior and exterior. There is also a triple casement window which will be replaced with a pair of double hung in a larger size. A sample of the driftwood roofing material was presented and Pat Anderson asked if it would blend with the other part of the building. Mr. Raber noted that the other part of the building has shakes.

They intend to replace the rotten emergency stairs on the east side of the building. Pressure treated wood frame with pvc railings. Pat Anderson asked if this pvc is Azek as they have adopted a policy of not allowing azek, especially on any historic building. Mr. Raber agreed to modify the application to reflect materials of pressure treated tread and a cedar rail. They also will be replacing some white cedar shingle siding and cleaning other shingles that can be saved. The trim repair was proposed for azek, but applicant again agreed to use wood for the trim, not pvc as indicated. They will also be addressing some minor brick repair maintenance.

**Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Certificate of Appropriateness for Sturgis Library at 3090 Main Street as Modified to reflect the changes in materials from azek to pressure treated wood for the staircase and trim.**

Discussion: George Jessop noted that the staircase in the drawing has both an internal as well as an external railing and asked what the internal railing material will be and Mr. Raber indicated that it would be reinforced steel.

**So Voted Unanimously**

**NOTE: Carrie Bearse returns for the remainder of the Meeting**

**Town of Barnstable/DPW , 425 Sandy Neck Road, W. Barnstable, Map 263, Parcel 001**

Demolition of Structure containing Concessions, Lifeguard room, Restrooms, Garage, floor slab

Represented by Tim Sawyer, BLF&R Architects, Rick French, Sandy Neck Board & Nina Coleman, Park Manager

Mr. Sawyer described the extent of the demolition which will include everything but the existing foundation for the rebuild on the same footprint. Demolition will also include the hardscape of circular drive as well as the raised concrete patio that is on the easterly side of the building.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Demolition for the Town of Barnstable/DPW at 425 Sandy Neck Road as Submitted.**

Discussion: George Jessop would like to amend the motion to include the filing of the as built photographs as part of the historical record.

**So Voted Unanimously**

**Town of Barnstable/DPW , 425 Sandy Neck Road, W. Barnstable, Map 263, Parcel 001**

Construct Single Story Bathhouse w/Concessions, Lifeguard room, Restrooms, Storage Room  
& Site Improvements

Represented by Tim Sawyer, BLF&R Architects, Rick French, Sandy Neck Board & Nina Coleman, Park Manager

Temporary Chair Anderson read into the record a letter received from Mr. Lukas, an Abutter objecting to the proposed color of the roof on the new structure.

Mr. Sawyer explained that the Town is proposing to reconstruct a new bathhouse on the existing footprint. It will be approximately the same square footage and presented a rendering of the immediate site and how the improvements would work. The massing is very similar to what stands there today. The scale will be in the same line and the scale to the ridge will be approximately two feet higher to try and get the rain away from the building. They are reconfiguring the concrete apron for the concessions and shower and also putting in a pad under an enclosed dumpster and additional parking for staff. A deck with a shade pergola is proposed for the concessions.

A couple of design features that differ from the existing sight is that they have wrapped a low roof overhang that is a type of porch around the building and similar to the cottage colony. This will serve to be a weather protection from the sun or inclement weather, and to provide coverage for the lifeguard room. Proposing four skylights that would give natural ventilation and lighting to the restroom area and a cupola approximately six feet located above the maximum ridge height. There will be glass on three sides and internally lit, but not with an energy source, which will project a natural light. It will not have glass on the side which abuts neighbors to protect them from any glare. The cupola is for aesthetics to resolve two rooflines that will come together to give one appearance and is similar to coastal buildings and way finding structures for those coming off the beach. It is not a lighthouse and only gives a visual, and again, no projection of light. All other lighting will be minimal by standards.

Carrie Bearse asked for details on the windows and was informed that all windows are vinyl clad Andersen with simulated true divided light with interior and exterior grills.

The roof color was discussed and Mr. Sawyer explained that the Town is trying to take on a branding of materials for coastal buildings and town buildings and that includes a red roof. Pat Anderson noted that this Board has a policy against red roofs and George Jessop added that red roofs are indicative of life-saving coastal buildings and most have an opening from the sea for boaters to approach. Mr. French added that the Sandy Neck Board is trying to conform to what other buildings in town are doing. Carrie Bearse also commented that a red roof would not be appropriate in a historic setting and that this building will not be strictly a lifesaving structure. Pat Anderson asked if they had an alternate choice of roof color and Nina Coleman commented that this building was put together by a Committee and felt it would need to be brought back to them. Mr. French, Chairman of the Sandy Neck Board stated that he would agree to weathered wood for the roof color.

Signage will be simply the Town Seal and they wish to make a minor modification on the storage doors of the concession stand to a more traditional carriage/cottage style door in steel. Deck is a composite and the dumpster will be fully enclosed to obscure the receptacle, all trim will be wood.

Mr. Kandianis, an abutter wished to add for the record that he agrees with the change of roof color and appreciates that the Board has reached out to him regarding the cupola. The cupola will not be shielded from where he resides, but adds that the Board has expressed a willingness to work with him if it becomes a problem.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the Town of Barnstable / Sandy Neck Bathhouse at 425 Sandy Neck Road as Modified to reflect a change in roof color to weathered wood, windows to have exterior and interior grills, all trim to be wood and the modification of the storage doors to a carriage/cottage style.  
So Voted Unanimously**

**Town of Barnstable/DPW , 425 Sandy Neck Road, W. Barnstable, Map 263, Parcel 001**

Construct 32' x 28' Two-Bay Garage

Represented by Tim Sawyer, BLF&R Architects, Rick French, Sandy Neck Board & Nina Coleman, Park Manager  
The application proposes the construction of a two-bay 1 ½ story garage as you come into the Sandy Neck property. They are borrowing heavily from the existing gatehouse in order to duplicate the design. Siding will be gray shingles and windows, again, Andersen 400 series with true divided light to match the gatehouse. Intention is to have the garage doors painted a similar color as the sidewall so that they do not stand out. Again, they propose to modify the doors to a cottage/carriage style to match those on the concession stand. There will be a storage loft above the garage and a dormer will occupy some of the large roof. A deep overhang will provide protection to the doors. Trim will be changed to wood, primed and painted.

**Grade, Elizabeth, 3256 Main Street, Barnstable, Map 299, Parcel 033**

New Sign

**APPLICANT HAS WITHDRAWN APPLICATION**

**Witts, John, 80 Meridian Way, Barnstable, Map 319, Parcel 013-001**

Exterior Alterations – Add Dormer & Windows, Replace Deck

Represented by Mark Melchionda, Contractor

Mr. Melchionda detailed the proposed alterations which consists of new windows, the addition of a dormer and replacing the existing deck. Pat Anderson asked about the grills on the windows of the new dormer and Mr. Melchionda indicated that there is disagreement between the spouses on the grills. Ms. Anderson indicated that she believes it will look like one big window without the grills. George Jessop asked what type of windows are on the existing dormer and the contractor indicated they were casement windows. Mr. Jessop noted that with the casement window there are many options available as to grills. Elizabeth Nilsson voiced concern that with the addition of the two new large dormers next to the two small dormers it makes the house look top-heavy. The members agreed and George Jessop asked if they needed the larger windows for egress and the contractor stated that they did. Mr. Jessop suggested a shed dormer similar to that at the back of the house. Carrie Bearse suggested the contractor consult with the homeowners and return with revised plans. This was agreeable to the contractor.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for 80 Meridian Way, Barnstable to April 27, 2010.**

**So Voted Unanimously**

**Jenkins, Ruth, 2465 Meetinghouse Way, W. Barnstable, Map 155, Parcel 022**

Frame New Opening & Install Barn Doors w/Ramp

Represented by Ruth Jenkins

Ms. Jenkins explained that on this side of the house there are currently two windows. She would like to remove the windows and add a barn door with a ramp. The members commented that the proposed barn doors are appropriate.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for 2465 Meetinghouse Way, W. Barnstable as Submitted.**

**So Voted Unanimously**

**Zoto, George & Sandra, 10 Widgeon Lane, W. Barnstable, Map 132, Parcel 028**

Construct New One Story Addition w/Front Porch

Represented by George Zoto

Mr. Zoto detailed the proposed one story addition which includes a front porch. The windows will have applied grills on the interior as well as the exterior and all color and materials will match the existing home. There is a storm door on the existing home and the one proposed for the addition will match exactly. Carrie Bearse noted that the applicant appeared before this Committee previously as an Informal Discussion to review this project.

Mr. Zoto which to note that a minor modification was made on the plans to add a window at the gable end of the proposed addition. This was an oversight and the window will match the detail of existing and proposed.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for 10 Widgeon Lane, W. Barnstable as Submitted with Modification to add small window on gable end of second floor of addition.**

**So Voted Unanimously**

**Miller, Elizabeth, 1610 Main Street, W. Barnstable, Map 197, Parcel 023**

Replace Wooden Gutters w/Aluminum

Represented by David Gady

Mr. Gady noted that the homeowner would like to replace the wooden gutters with aluminum as there are existing aluminum gutters on the back of the house. Mr. Gady also commented that all of the abutters have aluminum gutters. The Committee reviewed the Inventory on file for the house and Pat Anderson noted that this is a historic house and asked George Jessop if there were alternates to aluminum that would be appropriate. George Jessop commented that maintaining the existing wooden gutters would be appropriate and should have a copper seal. Mr. Gady stated that he knows of a house in Sandwich that has round white aluminum downspouts and George Jessop added that he believes these would “sweat” with the change of weather.

**Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for 1610 Main Street, W. Barnstable as Amended with Cedar of like profile with aluminum downspouts transitioned with copper leaders.**

**So Voted Unanimously**

**Royall, Velma, 49 Sheep Meadow Road, W. Barnstable, Map 109, Parcel 028**

Construct 2-Car Garage w/Connector & Addition w/Connector

Represented by Velma Royall & Michael Meegner

Applicant wishes to construct a two-car garage as they will be moving here permanently and to add space for year round living. The Committee discussed the request for Azak and George Jessop commented that bodyguard pine comes primed and needs only one coat of paint. In addition, any natural wood material would also be acceptable. The windows proposed are Harvey with grills between the glass to match existing. Applicants wish to point out that the vestibule, which is shown on the Plans, but is not listed in the description of the Application, will have an archway with two columns. Garage doors will be carriage style.

**Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness as Modified to reflect change of Azak to bodyguard or any other natural wood material.  
So Voted Unanimously**

### **Exemptions**

**Brown-Smith, William & Marcia, 2841 Main Street, Barnstable, Map 279, Parcel 057**

Replace deck in rear of home

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for 2841 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Squibb, Edith Vonnegut, 9 Scudder Lane, Barnstable, Map 258, Parcel 009**

10 x 12 Shingled Natural Wood Shed

**Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Exemption for 9 Scudder Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Donovan, Mary Ann, 11 Maco Road, W. Barnstable, Map 215, Parcel 031**

Add Decorative Trellis over Sliding Door at Side of Home

**Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for 11 Maco Road, W. Barnstable as Submitted.**

**So Voted Unanimously**

**Cunniff, Richard, 2275 Main Street, Barnstable, Map 237, Parcel 033**

Re-Locate Existing 10'x12' Shed

**Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for 2275 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

### **Other Business**

Mass Dot Highway Letter dated March 26, 2010

Urgent Request to remove a dead tree at #4165 Rte 6A, Barnstable

This Tree falls within the State Highway Layout and the Tree Warden agrees need of removal

**Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Removal of Tree at 4165 Rte 6A, Barnstable as requested.**

**So Voted Unanimously**

**Carrie Bearse suggested that a Public Hearing be advertised to discuss the process for Approval of Tree Removal. Should a form be created strictly for this or could a Certificate of Exemption be utilized. The Committee would like to see the process include a recommendation from the Tree Warden and that trees need to be marked. This item will be placed on the Agenda for May 12, 2010.**

Approval of Minutes – February 24, 2010

**Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Approve the Minutes of February 24, 2010 as Submitted.**

**So Voted Unanimously**

Approval of Minutes – March 10, 2010

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of March 10, 2010 as Submitted.**

**AYE: Bearse, Jessop, Nilsson**

**NAY: None**

**Abstained: Anderson**

**Having no further business before this Committee, a Motion was duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Adjourn the Meeting at 10:20pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary