

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, August 22, 2012
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 (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, George Jessop, Elizabeth Nilsson, Mary Blair Petiet

Committee Members Absent: Bill Mullin

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

NEW APPLICATIONS

Pitcher, David & Paula, 26 Allyn Lane, Barnstable, Map 258, Parcel 066

Construct 2nd Floor Shed Dormer, First Floor Addition, Deck, Entry Steps, Columns, Clapboards, Windows & Doors

Represented by David & Paula Pitcher

Mr. Pitcher explained that the project is to extend the 2nd floor dormer, bring it out and remove the skylights. The dormer extension is 2 feet out and 40 feet long. The area above the breezeway is where they will add a master bathroom. They would also like to extend the rear wall out over the existing deck for a kitchen extension. On the front of the house by the side entrance to the garage, they are bumping that out for more closet area on the interior. No changes to siding, just extending the clapboard to the garage where there is shingles now. Window replacements will be vinyl 12/12 double hung with grids between the glass.

Carrie Bearse pointed out that the house is almost not visible and Mr. Pitcher agreed it is very shaded.

Abutter Lexa Crane was present and curious as to what changes would be visible from her house and Mr. Pitcher explained the changes and how they would relate to her view.

George Jessop commented that he believed it is an appropriate addition.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for David & Paula Pitcher at 26 Allyn Lane, Barnstable as Submitted.

So Voted Unanimously

Osmun, Edward Jr & Betty A, Trustees B & E Farm Trust, 85 Lombard Ave, W. Barnstable, Map 155, Parcel 003-001

Install Solar Panels on Barn Roof

Represented by Jason Stoots, E2 Solar Inc.

Chair Bearse read a letter of support from the Renewable Energy Commission into the record.

Mr. Stoots detailed the proposal to install solar panels on the rear elevation of the barn located on the property. This will not be seen when approaching the building. Chair Bearse asked if the panels would be flush to the roof and Mr. Stoots confirmed. George Jessop asked the color of the roof and Mr. Stoots answered that the roof is a charcoal color.

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Edward & Betty Osmun of B & E Farm Trust at 85 Lombard Ave, W. Barnstable as Submitted due to location of panels which will not be visible.

So Voted Unanimously

Cooper, John & Karen, 245 Cedar Street, W. Barnstable, Map 131, Parcel 002

Replace Windows & Change of Trim Material

Represented by Karen Cooper

Ms. Cooper stated that they wish to replace the existing windows with double hung 6/6 grill pattern with the grills between the glass. The windows will be within the same openings as the existing. She would also like to use azek for the trim material. Chair Bearse stated that if they approve the azek, the Committee would like to have it painted.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for John & Karen Cooper at 245 Cedar Street, W. Barnstable to replace windows and exterior trim to be azek, painted white.

So Voted Unanimously

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road

Represented by Silvio Genao & Roger Parsons of DPW and John Morgan, Coler & Colantonio, Inc.

Mr. Genao noted that the previous application had concerns regarding drainage. They have spoken to Mass Highway and addressed the drainage system. They will not use the existing trunk line and this new application does not propose to use the line at the Main Street entrance.

John Morgan noted that the project itself is reconstruction of Oak Street at the Bridge overpass at Route 6 to the Route 132 intersection. The project is mainly to reconstruct the roadway and propose to pulverize the existing pavement, the material will then be mixed, compacted and a new pavement placed on top. Drainage improvements along the corridor, additional infiltration basins to collect the stormwater are also proposed. Safety improvements such as guardrails, signage, stripping are also proposed. They are really not looking to change the character of the road.

Chair Bearse asked what the material is proposed for the guardrails and Mr. Morgan stated that they will be wood with some steel bolts, similar to what is along Route 149.

George Jessop noted that the application calls for sequential leaching basins rather than a single catch basin. Mr. Morgan confirmed and added that the Town asked them to eliminate the connection to Mass Highway on Rte 132 and infiltrate the water for a 25 year storm. They conducted several tests along the road to find suitable places. There are approximately 20 spots that will collect the water along the street and allow them to eliminate the connection on Rte 132.

Elizabeth Nilsson asked what signage will be placed and Mr. Morgan stated that the signs will replace existing signs, but will be upgraded to meet code with the reflective lettering and perhaps a few new ones along the curves.

The Chair opened the discussion up for Public Comment and noted that what is before them this evening is the aesthetics of the roadway and what it will look like.

Mr. Carl Syriala of Oak Street stated that his family has lived on Oak Street for 100 years and the road has never drained right. Because the storm drains can not handle the water, it comes into his driveway. Mr. Morgan took note of Mr. Syriala's address and commented that they have placed additional drain basins along the road and they could look into this for him.

Patrick Page of Main Street (Rte 6A) stated that he is here to protest the application as it is not legal. A permit is needed from Mass Highway for access to the drainage. He is asking that this be tabled until the permits have been received. He had a water survey conducted on the overflow onto his property and he asks the Committee to look at the results.

Mr. Genao responded that part of this project is to actually address the drainage issue and not tie into this trunk line at all and to keep the runoff in the footprint of Oak Street. They did extensive testing and found that the soil will handle a 25 year storm. They are in agreement with MassDOT and Mass Highway with the proposal before us tonight.

Chair Bearse wished to state for the record once again, that the Old King's Highway's purview is the aesthetics and all other issues are not within their purview. They can only vote on what the road looks like and the guardrails.

Gary Lopez of Centerville spoke next and stated that he did not realize that the Old King's Highway could only review aesthetics. He would, however, like to comment that when Mr. Page plugged the drain on his property and Route 6A flooded, he was there when it was unplugged and the water came gushing out. The issue is that this area is all clay. Mr. Lopez discussed the samples that were taken and the Clean Water Act. He stated that Mr. Page is asking the Courts to address the YMCA issues.

George Jessop commented that what he is discussing is not on the Agenda this evening. The Oak Street Project is, however, the YMCA is not.

Carrie Bearse stated that she appreciates the comments from the residents and if the issue is as both Mr. Page and Mr. Lopez contends, then this project will never come to fruition. It is not the drainage or where the drainage goes that is up for review tonight.

Roger Parsons commented that they have tried to work with Mr. Page to mitigate the problem. He hopes that this will work and be beneficial to the situation as well as help the other residents of Oak Street.

Chair Bearse asked if there was anyone else present who wished to speak and hearing no one, closed the Public Hearing.

Chair Bearse then asked for final comments from the Members of the Committee.

George Jessop stated that he believes this proposal will be an improvement on the appearance of the road.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for the Town of Barnstable, Department of Public Works for the reconstruction, regarding and guardrails as presented.
So Voted Unanimously**

CERTIFICATE OF EXEMPTIONS

Lowenthal, Abraham, 74 Williams Path, W. Barnstable, Map 111, Parcel 038

Replace Slider & Add Window – Rear of House

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for Abraham Lowenthal at 74 Williams Path, W. Barnstable as Submitted.

So Voted Unanimously

Allen, Robert & Jane, 44 Rendezvous Lane, Barnstable, Map 279, Parcel 032

Install Door – Rear of House

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Robert & Jane Allen at 44 Rendezvous Lane, Barnstable as Submitted.

So Voted Unanimously

MINOR MODIFICATION

Stuborn LP, 153 Freezer Road, Barnstable, Map 301, Parcel 006

Modification of Windows

In the master bath and the guest bath, decrease the size of the existing two windows to 2' x 3' with same 3/1 grill pattern. Add one 2' x 3' window to the master bath.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Minor Modification for Stuborn LP at 153 Freezer Road, Barnstable as Submitted.

VOTE:

AYE: Bearse, Jessop, Petiet

NAY: Nilsson

MINUTES

July 25, 2012

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Minutes of July 25, 2012 as written.

So voted Unanimously

Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Adjourn the Meeting at 7:40pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary