

**Town of Barnstable
Old King's Highway Historic District**

**MINUTES
Wednesday, June 12, 2013
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 on the following application:

Carrie Bearse	Present
George Jessop	Present
Bill Mullin	Absent
Mary Blair Petiet	Absent
Ellen Merritt	Present

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 when the application is called.

NEW APPLICATIONS

MacLean, Christina, 102 Cobble Stone Road, Barnstable, Map 316, Parcel 061

Construct New Chimney, Replace Windows, Screened Panels & New Egress Stairs on Deck
Represented by Steve Cook, Cotuit Bay Design, LLC

Mr. Cook stated that the porch was built several years ago with wood screens. They propose to change to aluminum screens in a larger size. Also need to bring the egress stairs up to code. A shingled wood burning stove chimney will be constructed as well. You will not be able to see this from any vantage point.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit A) for Christina MacLean at 102 Cobble Stone Road, Barnstable as Submitted.

Constantine, Charles & Georgia, 66 Capes Trail, West Barnstable, Map 109, Parcel 013-007

Install 14 Solar Panels on Roof, Front Elevation
Represented by Nolan Richardson, Solar City

The Chair read into the record three letters that were received from Abutters Jessica Fallen & Helen Tomaso, Bruce & Katherine Everett and Stephen & Katrina Hannagan. All three letters were in opposition of the solar panels being located where they can be seen. Chair Bearse informed the applicant that they have approved solar panels and have allowed a few on front elevations and can recall two recent cases where one was not visible from any public way or neighbor and the other had no other option and had no neighborhood opposition. She asked the applicant's representative to proceed. Mr. Richardson confirmed that the panels are proposed for the front elevation due to circumstances, however, rather than all along the front facing out, these panels will be on the higher portion of the roof above the dormers. From the street, he does not believe they will be seen. Ellen Merritt asked what color the rims around the panels will be and Mr. Richardson stated that they will be black and the roof color is brown. Carrie Bearse asked if the panels will be on the dormers as well, and Mr. Richardson confirmed that they would not be on the dormers.

George Jessop recalled that there is another house in this neighborhood with solar panels on the front elevation. Staff reported that this application was denied by this Committee and overturned by the Regional Commission upon Appeal; one of the factors being that there was no neighborhood opposition. George Jessop then asked if it would be an option to place the panels on a separate frame on the back of the house. Mr. Richardson indicated that this is not an option mostly due to shading and decreased efficiency. George Jessop noted that you could place twice as many panels on the rear to increase the efficiency and asked if you could raise the angle of the panels. Mr. Richardson noted that he could review this option and also talk with the homeowners.

Abutters Bruce & Karen Everett were present and asked if they could comment at this time and Chair Bearse opened Public Comment. Mr. Everett stated that they are located directly across the street and are opposed to the panels on the front elevation. These 14 panels will be right in their view when they look out their bay windows. Karen Everett asked if there is a "glare back" from the panels. Mr. Richardson stated he did not believe so as the panels have a matt finish.

Chair Bearse reiterated the fact that there is neighborhood opposition and there is potential for an alternate location. The Committee could offer the applicant two options at this time. They could take a vote tonight or continue the application to

the next meeting of June 26, 2013 to give him time to talk to the homeowners. Mr. Richardson asked for a continuance to the next meeting.

Motion duly made by George Jessop, seconded by Ellen Merritt to Continue the Certificate of Appropriateness (Exhibit B) for Charles & Georgia Constantine at 66 Capes Trail, West Barnstable to June 26, 2013 at 6:30pm. So Voted Unanimously

Ruby Slippers, LLC dba OZ, 3217 Main Street, Barnstable, Map 299, Parcel 023

Install New Sign, Change of Paint Color Front Door, Relocate Railings on Steps

Represented by Brenda Lee & Peter Griffen

Ms. Lee explained that she has just purchased the building and is proposing a new sign. Same dimensions as the previous sign with wrought iron decorative hanging feature and wood post. The application also calls for repainting the front door the same color red as the sign. She would like to also paint the side door as well and asked if this could be approved tonight. The front porch entrance requires extending the railings down the steps for safety reasons and will be painted white to match the existing railings on this side. George Jessop suggested painting the post of the sign white to match the railings rather than the red proposed. Carrie Bearse also had concerns over the post being painted the same color as the sign and suggested it would be more appropriate if it were painted black. Applicant was given the option of the post being painted black or white.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit C) for Ruby Slippers, LLC dba OZ as Amended to reflect the sign post painted either black or white and the addition of the side door being painted the same red as the sign and front door.

So Voted Unanimously

Pitcher, Donald & Nancy, 125 Althea Drive, Barnstable, Map 333, Parcel 031

Replace Existing Deck at Rear Elevation

Represented by Drew Bollin, Contractor

Mr. Bollin explained that the existing deck is pressure treated wood and they would like to install Fiberon Horizon composite decking with pvc sleeves on the railings. This is located at the rear of the yard and not visible from any road or neighbor. George Jessop asked which railing style and what color is proposed and Mr. Bollin noted the Inspiration style in white. Chair Bearse added for the record that they rarely approve this material for the decking, but due to the location at the rear of the property, she feels it would not be inappropriate.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) for Donald & Nancy Pitcher at 125 Althea Drive, Barnstable as Submitted and Approve the composite material for the deck due to its location at the rear of the property.

So Voted Unanimously

Tomkinson, Christopher & Crystal, 94 Carriage Lane, Barnstable, Map 298, Parcel 044

Replace Windows, Change Front Door Color

Represented by Christopher & Crystal Tomkinson

Mr. Tomkinson explained that they wish to replace the windows from single pane glass to double pane in a similar style. Currently, the windows have the removable grills and they would like to replace with grills between the glass. Carrie Bearse asked if they would be replacing the bay window as well and Mr. Tomkinson indicated that this would be replaced with grills between the glass. The Tomkinson's have applied to repaint the door blue (Home Depot Night Tide ECC-303D) and would like to request permission to repaint the house a lighter shade of blue (Home Depot Pelican Bay ECC-30-1M). As neighbors should be notified of such a change, the Committee agreed to waive the application fee if the homeowners would submit a new application and submit the cost for advertising and notification to abutters. They will place the application on the next available meeting and the homeowners would not need to appear.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Christopher & Crystal Tomkinson at 94 Carriage Lane, Barnstable as Submitted and to Waive the Application Fee for Submission of new application to re-paint the front exterior of the House.

So Voted Unanimously

Campbell, William & Mary, 154 Oakmont Road, Barnstable, Map 349, Parcel 060

Convert 12' x 16' Deck into Screened Porch

Represented by William Campbell

Mr. Campbell detailed the project which includes keeping the existing deck and changing it into a screened in porch. The house is set back and this would be located at the rear of the property. No view is available from the neighbors. All materials will match that of the house, corner boards, white cedar shingles and roof color (black). The roof on the house needs to be re-done and will be included in the project. He will utilize cement board on the bottom of the deck rather than

lattice. George Jessop suggested that if you use cement board to allow yourself an access hole if you ever need to get under the deck.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit F) for William & Mary Campbell at 154 Oakmont Road, Barnstable as Submitted.

So Voted Unanimously

Stahley, Dorothy, 44 Percival Drive, West Barnstable, Map 111, Parcel 059

Construct Attached In-Law Apartment w/attached 1-Car Garage, Add 16' Shed Dormer

Represented by Kevin Boyar, B&D Custom Builders, Inc.

Mr. Boyar stated that they propose to construct a dormer over the garage and an In-law apartment addition. All materials will match that of the existing house including roof pitch and dormer style. They are not looking to introduce any new features. George Jessop asked if they were extending the roof and Kevin Boyar noted this is existing. Carrie Bearse asked if the height of the In-law apartment would be the same or lower than existing and Kevin Boyar confirmed. The windows will match existing.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit G) for Dorothy Stahley at 44 Percival Drive, West Barnstable as Submitted.

So Voted Unanimously

Monger, Dirk & Rebecca, 135 Berkshire Trail, West Barnstable, Map 088, Parcel 011

New Wood Entry Door, Construct Roof Overhang

Represented by Peter (Dirk) Monger

Mr. Monger stated that currently there is a half round window on the door that has rotten as well as some of the trim and roof shingles. In addition to these repairs, he will construct a roof overhang that will match the materials of the house.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Dirk & Rebecca Monger at 135 Berkshire Trail, West Barnstable as Submitted.

So Voted Unanimously

Nagl, Susan & Pap, Patricia, 56 Wiinikainen Road, West Barnstable, Map 156, Parcel 058

Construct 12' x 24' Addition and 12' x 12' Screened Porch

Represented by Charles Whitcomb, Whitcomb Remodeling, Inc.

Mr. Whitcomb noted that the proposed 12' x 24' addition will now be 12' x 22'. Windows will match those of existing as will roof color and roof pitch. The plans were reviewed for the addition as well as the screen porch.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit I) for Susan Nagl & Patricia Pap at 56 Wiinikainen Road, West Barnstable as Amended to reflect reduction of 2' on the addition to 12' x 22'.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Franey, Robert & Amy, 100 Alder Brook Lane, West Barnstable, Map 132, Parcel 010

Construct 10' x 20' Shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit J) for Robert & Amy Franey at 100 Alder Brook Lane, West Barnstable as Submitted.

So Voted Unanimously

Gregorio, James & Mary, 28 Field Stone Road, West Barnstable, Map 111, Parcel 053

Install 8' x 8' Shed, Stain front of house Cape Cod Gray

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Exemption (Exhibit K) for James & Mary Gregorio at 28 Field Stone Road, West Barnstable as Submitted.

So Voted Unanimously

Gabriel, Scott & Grace, 241 Carriage Lane, Barnstable, Map 297, Parcel 033

Construct 8' x 15' Shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit L) for Scott & Grace Gabriel at 241 Carriage Lane, Barnstable as Amended to reflect that the shed location be aligned or behind the front elevation of the house.

So Voted Unanimously

Scriber's Note: Upon notification to applicant, it was discussed that there is an existing large garden where the Committee wishes the location of the shed. The applicant also informed staff that there are large rhododendron bushes along the street that will shield the view of the shed.

Grande, Stephen, 4040 Main Street, Barnstable, Map 336, Parcel 072-00A

Install 4' White Wooden Picket Fence with Decorative Post Caps

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit M) for Stephen Grande at 4040 Main Street, Barnstable as Submitted.

So Voted Unanimously

Rifchin, Robert & Schmaltz, Carol, 19 Carriage Lane, Barnstable, Map 298, Parcel 048

Install 10' x 12' Shed

NOTE: Applicant offered two location options for shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit N) for Robert Rifchin & Carol Schmaltz at 19 Carriage Lane, Barnstable for Option #1 for location of shed.

So Voted Unanimously

Maher, Andrew & Amanda, 12 Salten Point Road, Barnstable, Map 280, Parcel 029

Construct 12' x 16' Post & Beam Shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit O) for Andrew & Amanda Maher at 12 Salten Point Road, Barnstable as Submitted.

So Voted Unanimously

Karras, Terry & Patricia, 600 Old Jail Lane, Barnstable, Map 276, Parcel 031

Install 12' x 16' Shed

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Exemption (Exhibit P) for Terry & Patricia Karras at 600 Old Jail Lane, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

Minutes of May 22, 2013

Motion duly made by George Jessop, seconded by Ellen Merritt to Continue the Approval of the May 22, 2013 Minutes to June 26, 2013.

So Voted Unanimously

Having no further business before this Committee, a motion was made by Ellen Merritt, seconded by George Jessop to Adjourn the Meeting at 8:08pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 316/061 dtd 6.12.2013
Exhibit B – Certificate of Appropriateness – File 109/013-007 dtd 6.12.2013
Exhibit C – Certificate of Appropriateness – File 299/023 dtd 6.12.2013
Exhibit D – Certificate of Appropriateness – File 333/031 dtd 6.12.2013
Exhibit E – Certificate of Appropriateness – File 298/044 dtd 6.12.2013
Exhibit F – Certificate of Appropriateness – File 349/060 dtd 6.12.2013
Exhibit G – Certificate of Appropriateness – File 111/059 dtd 6.12.2013
Exhibit H – Certificate of Appropriateness – File 088/011 dtd 6.12.2013
Exhibit I – Certificate of Appropriateness – File 156/058 dtd 6.12.2013
Exhibit J – Certificate of Exemption – 2013 Exemption File 132/010 dtd 6.12.2013
Exhibit K – Certificate of Exemption – 2013 Exemption File 111/053 dtd 6.12.2013
Exhibit L – Certificate of Exemption – 2013 Exemption File 297/033 dtd 6.12.2013
Exhibit M – Certificate of Exemption – 2013 Exemption File 336/072-00A dtd 6.12.2013
Exhibit N – Certificate of Exemption – 2103 Exemption File 298/048 dtd 6.12.2013
Exhibit O – Certificate of Exemption – 2103 Exemption File 280/029 dtd 6.12.2013
Exhibit P – Certificate of Exemption – 2013 Exemption File 276/031 dtd 6.12.2013