

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

**MINUTES
Wednesday, July 10, 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	Present
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.

CONTINUED APPLICATIONS

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

Install 14 Solar Panels on Roof, Front Elevation

(Continued from June 12 & June 26, 2013)

Represented by Nolan Richardson, Solar City and Charles Constantine, Homeowner

NOTE: Bill Mullin recuses himself from the discussion and vote as he was not present at the June 12 or June 26, 2013 Meetings

Mr. Richardson submitted six photographs of the views from the street as requested by this Committee (Exhibits A1-A6). They also conducted a review of placing the solar panels on the rear of the roof and the efficiency rating was only 68% due mainly because of the shadow the chimney produces and the fact that it is north facing. The efficiency rating would affect the rebate status which lowers the amount that would be saved. Mr. Richardson referred to the photographs submitted and due to many of the trees the view of the panels would be shielded. George Jessop asked if the trees that shield the view would affect the efficiency of the panels. Mr. Richardson confirmed that they would not.

Carrie Bearse asked if a certain efficiency rating was needed to obtain the rebate and Mr. Richardson confirmed that the state has an 80% efficiency rating to qualify and by placing the panels on the front elevation, the rating is approximately 85-87% efficiency. Chair Bearse confirmed that the panels themselves are going on the top flat portion of the roof and not on the dormers.

Ellen Merritt asked what it would take to reach the 80% efficiency rating on the rear of the roof if the review they conducted resulted in 68%. Mr. Richardson stated they did not do a proposal for that as they saw no merit in it.

George Jessop stated that the applicant is proposing 14 panels on the front elevation that are visible on the two flattest areas of the roof, i.e. top pitch, and at the rear they have an area that is 1/3 larger which includes a dormer. There appears to be a continuous flat surface to support panels at an angle as the rear pitch matches that on the front. There does not appear to be a shadow with the exception of the shadow of the chimney and the question is whether the panels should be allowed on the front or should be required to be placed on the rear elevation. There are also ground mounted solar arrays options. In this case, there is neighborhood opposition and he believes that alternate options should be considered.

Carrie Bearse stated that she understands the abutter's concerns, but also believes that the applicant has done their due diligence in trying to accommodate an alternate location. There is also the issue of the efficiency. In her opinion, the number of panels that will be placed on the top flat portion of the roof would not be inappropriate. A house with panels on the front elevation is also located in this neighborhood.

The Chair opened Public Comment

Mr. Bruce Everett, a direct abutter submitted two aerial views of the property showing the house in winter as well as in summer (Exhibits A7-8). He believes that these panels would be inappropriate and noted that there is room on the rear of the house as well as on the ground and these options should be taken into consideration. Colors of roof and materials are considered in this area and asked why solar panels do not also fall into this category.

Katherine Everett stated that she would like to keep the neighborhood historic and does not believe the view of solar panels on the front of the house is appropriate in the neighborhood.

Having no one else come forward to speak, the Chair closed the Public Comment and asked for a motion.

Motion duly made by Ellen Merritt, seconded by George Jessop for the purpose of the vote, to Approve the Certificate of Appropriateness (Exhibit A) for Charles & George Constantine, 66 Capes Trail, West Barnstable for 14 Solar Panels on the front elevation as Submitted.

VOTE:

AYE: Bearse, Merritt

NAY: Jessop

NEW APPLICATIONS

Mitchell, Douglas & Welsh, Christine, 2576 Main Street, Barnstable, Map 258, Parcel 002-001

Construct 1-Story Addition to Existing Garage with Open Covered Walkway on 1st Floor

Represented by Craig Ashworth, E.B. Norris & Son

Craig Ashworth reminded members that this applicant has been before the Committee previously and was approved for the addition to the garage; however, those plans have changed and exceed the scope of work for a Minor Modifications. He asked the Committee to review the drawings as a new application. The main difference in applications is that the dormers have changed. Carrie Bearse asked if all materials will match that of the existing structure and Mr. Ashworth confirmed. The elevations were reviewed and confirmed that the addition will be approximately 8" lower than the main house.

Motion duly made by Bill Mullin, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit B) for Douglas Mitchell and Christine Welsh at 2576 Main Street, Barnstable as Submitted.

So Voted Unanimously

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

Change of Exterior Paint Color of House

NOTE: This application was taken out of order at the end of the Agenda as applicants appeared at the meeting of June 12, 2013 with the addition of changing the exterior paint color. The Chair noted that this request was not properly advertised and no abutters had been notified. She offered that the Tomkinson's could submit a new application and waived the application fee. She also noted that they would not need to be present at this meeting.

The Committee reviewed the application to change the exterior paint color to Behr Premium Pelican Bay ECC-30-1M.

Motion duly made by Bill Mullin, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit C) for Christopher & Crystal Tomkinson at 94 Carriage Lane, Barnstable as Submitted.

So Voted Unanimously

3239 Main LLC, 3239 Main Street, Barnstable, Map 299, Parcel 020

Construct Addition to Existing Building

Represented by Peter Brown, Architect & Will Swift, Owner

Mr. Swift reminded the Committee that an addition was approved for this building approximately two years ago. For many reasons, they decided to move the addition to the opposite side of the building. Architect Peter Brown reviewed the drawings which extends the building to the west and the construction of a new wing. The materials would match those on the existing building. They also propose to remove the shingles on the existing building and re-side in cedar shingles. The windows are proposed for tru divided light with exterior grills. With the new addition, they are leaving the existing handicap ramp.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit D) for 3239 Main LLC at 3239 Main Street, Barnstable as Submitted.

So Voted Unanimously

Kosman, Thomas & Weil, Ruth, 20 Sheep Meadow Road, West Barnstable, Map 109, Parcel 020

Replace 20 Windows and 1 Double Hung Window with Bay Window

Represented by Thomas Kosman

Mr. Kosman stated that most of the windows are in need of replacement and he proposes 6/6 double hung windows with grills between the glass. These will be new construction windows and the only exception is on the rear bog side of the house where a bay window is proposed. Over the bay window will be a shingled roof similar to the bay on the front.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit E) for Thomas Kosman & Ruth Weil at 20 Sheep Meadow Road, West Barnstable as Submitted.

So Voted Unanimously

UPDATES/DISCUSSIONS

Cape Cod Community College – Update on Screening of Solar Array

Chair Bearse stated that there have been a number of trees that have fallen in recent storms and they have received a letter from College President John Cox dated July 9, 2013 (Exhibit F) to address the screening of the solar panels. The College is requesting an extension of the planting timeline to September as recommended by their consultant to increase the likelihood of survivability. Ellen Merritt suggests a different option than the Eastern White Pine proposed. The Norway Spruce is hardy and can grow very large. The Japanese Black Pine is another thick and very hardy species. She would also like to know the caliper of the trees that will be replanted and suggests several difference size trees. Ellen will review and send recommendations to staff to coordinate with Carrie Bearse who will draft a response.

CERTIFICATE OF EXEMPTIONS

Crocker, David, 2110 Main Street, W. Barnstable, Map 237, Parcel 064

Construct 8' x 12' Farmstand Shed

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit G) for David Crocker at 2110 Main Street, W. Barnstable as Submitted. Roofing to be weatherwood, black, grey or cedar shingles.

So Voted Unanimously

Cerutti, Miriam, 21 Surrey Lane, Barnstable, Map 298, Parcel 049

Replace Windows with no Grills with Windows with Grills between the Glass

George Jessop stated that the proposed 2/1 windows are not appropriate for this Cape-style house. He would suggest 1/1, 6/1 or 6/6 patterns. Exemption also requests grills between the glass.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit H) for replacement windows in the following options: 1/1 (no grills), 6/1 or 6/6 with grills between the glass.

So Voted Unanimously

APPROVAL OF MINUTES

June 12, 2013

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Minutes of June 12, 2013 as Submitted.

AYE: Bearse, Jessop, Merritt

ABSTAIN: Mullin

June 26, 2013

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Minutes of June 26, 2013 as Submitted.

AYE: Bearse, Jessop, Merritt

ABSTAIN: Mullin

Having no further business before this Committee, a motion was made by Bill Mullin, seconded by George Jessop to Adjourn the Meeting at 7:35pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 109/013-007 dtd 6.12.2013

Exhibit A1-A6 – Photographs - File 109/013-007 dtd 6.12.2013

Exhibit A7-A8 – Aerial Photographs – File 109/013-007 dtd 6.12.2013

Exhibit B – Certificate of Appropriateness – File 258/002-001 dtd 7.10.2013

Exhibit C – Certificate of Appropriateness – File 298/044 dtd 6.12.2013

Exhibit D – Certificate of Appropriateness – File 299/020 dtd 7.10.2013

Exhibit E – Certificate of Appropriateness – File 109/020 dtd 7.10.2013

Exhibit F – Letter from Cape Cod Community College dtd 7.9.2013 – File 236/005-BOO & WOO dtd 11.09.2011

Exhibit G – Certificate of Exemption – 2013 Exemption File 237/064 dtd 7.10.2013

Exhibit H– Certificate of Exemption – 2013 Exemption File 298/049 dtd 7.10.2013