

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

**MINUTES  
Wednesday, April 23, 2014  
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
Mary Blair Petiet	Present
Ellen Merritt	Present
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:34m. 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. Chair Bearse also welcomed Paul Richard who has recently been sworn in by the Town Clerk to act as the Committee's alternate member.

**CONTINUED APPLICATIONS**

**Robbins, Denise LeClair, 101 Rue Michele, Barnstable, Map 335, Parcel 029**

Construct New Single Family Dwelling

(Continued from April 09, 2014)

Represented by Mark McDowell, Contractor and Abutter Marcia Elliott

Mr. McDowell reminded the members of the concerns from the previous meeting regarding the size of the silo/tower, rear chimney and the material of the driveway and submitted reviewed plans submitted 4/23/2014. He was able to reduce the silo footprint by approximately 22% which also reduced the massing. Carrie Bearse asked if the overall height was also reduced and Mr. McDowell confirmed that the height did come down a bit because the circumference was reduced. Carrie Bearse inquired if the cupola was going to be lit and Mr. McDowell replied that it was not stated that it would be lighted so his understanding is that it will not be.

George Jessop noted that the material of the driveway appears to have been changed, but the location has not. Mr. McDowell noted that the material will be a stone drive and the original location of the driveway will allow the tree which was of concern to be maintained and they do not intend to impact the root system of this tree. Ellen Merritt suggested putting a metal grate around the tree to protect it even more.

The Chair opened the discussion to Public Comment

Marcia Elliott voiced concern with the location of the garage as any future abutter at Lot #3 would lose any pond view. She also asked the Committee to take another look at the lowering of one of the rear chimneys as the previous elevation had the two chimneys matching. George Jessop responded that one of the reasons the chimneys are different is that they are on two separate buildings at different grade levels. Carrie Bearse added that regarding the view of Lot #3, while she understands the concern, it is not within this Committee's purview. Hearing no further concerns, the Chair closed Public Comment

Ellen Merritt asked if the other two smaller trees in the layout of the driveway will be moved and Mr. McDowell noted that the trunks are not in the driveway. George Jessop asked if they could be moved, and Mr. McDowell stated that they do not move trees if they do not need to so as not to compromise the root system; however, if it becomes necessary, they will relocate them.

**Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit A) for Denise LeClair Robbins at 101 Rue Michele, Barnstable as revised per plans received 4/23/2014 with driveway materials to be gravel, the reduction of the tower/silo, decrease in height of the rear chimney, cupola not to be illuminated and grate covers to protect the root system of the maple tree within the driveway. The gravel drive to be installed no greater than 4".**

**So Voted Unanimously**

## APPLICATIONS

### **NSTAR ELECTRIC – Removal of 37 Trees Along Route 6A**

34 Parker Road, Map 197, Parcel 003; 1596 Main Street, Map 197, Parcel 022; 1645 Main Street, Map 197, Parcel 038; 1781 Main Street, Map 196, Parcel 006; 1955 Main Street, Map 216, Parcel 039-001; 2051 Main Street, Map 216, Parcel 076-B00 & Map 261, Parcel 076-W00; 2021 Main Street, Map 216, Parcel 077; 2085 Main Street, Map 216, Parcel 074; 2119 Main Street, Map 237, Parcel 041; 2145 Main Street, 236, Parcel 006-001; 2159 Main Street, Map 237, Parcel 040; 2187 Main Street, Map 237, Parcel 038; 2299 Main Street, Map 237, Parcel 046; 2325 Main Street, Map 237, Parcel 048; 2361 Main Street, Map 237, Parcel 030; 2495 Main Street, Map 257, Parcel 016; 2514 Main Street, Map 257, Parcel 004; 2681 Main Street, Map 258, Parcel 042; 2801 Main Street, Map 279, Parcel 060

Represented by Paul Sellers, NSTAR, Councilor Liaison, Ann Canedy

Councilor Canedy informed the Committee that she believes from past conversations with Paul Sellers that he is in agreement with the recommendations of the Route 6A Road Committee's report on certain trees that should be saved. Mr. Sellers concurred and if the Old King's Highway wishes a tree to remain, they will not take it down.

A detailed discussion followed regarding each tree and the recommendations of the Route 6A Road Committee were reviewed. Charlie Genatossio added that he is not sure why trees noted as #'s 28 & 29 (located at address 2325) were recommended to be saved. They are accidents ready to happen and he would advocate for removal. George Jessop inquired if the trees that are recommended to stay would be pruned and Mr. Sellers responded that they have already been pruned. Councilor Canedy wished to add that the public should be aware that NSTAR is going to be replanting in areas that the Route 6A Road Committee has recommended as well as other areas chosen by NSTAR.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Scenic Road Application for Removal of Trees (Exhibit B) as Amended to Reflect the Removal of 31 Trees. Trees to Remain are identified as #1, 17, 18, 19, 21 & 22 addressed as 34 Parker Road, Map 197, Parcel 003, 2159 Main Street, Map 237, Parcel 040, and 2187 Main Street, Map 237, Parcel 038 (4 Trees).**

**So Voted Unanimously**

### **French, Richard & Susan, 80 Acre Hill Road, Barnstable, Map 297, Parcel 065**

Construct Addition and Rebuild Mudroom

Represented by David Linnell

The proposal is to remove the existing mudroom with skylight and replace with a small addition with no skylight. They are also proposing a small bump out at the rear of the property. All materials will match that of the existing house and George Jessop confirmed that the existing siding is vinyl.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for Richard & Susan French at 80 Acre Hill Road, Barnstable as Submitted.**

**So Voted Unanimously**

### **Atwood, Christian & O'Bell, Susan, 141 Point Hill Road, West Barnstable, Map 136, Parcel 022**

Construct In ground Pool, Cabana & Fence

Represented by Michael Tartamella, Patrick Ahearn Architect

The cabana roof pitch will be 12/12 with a dormer that matches the existing home. Trim will be painted white and shutters Essex green. The stone base around the foundation is New England fieldstone. The fence around the pool will be a board privacy fence and the other side a mesh. George Jessop asked what the dormer functions are as he believes it will look better without them. Mr. Tartamella stated that they thought it would help break up the roof line. Ellen Merritt asked if any trees will be removed and Mr. Tartamella noted that one or two will come out. One is dead and the others they will relocate. Paul Richard asked if the site is set back from the road. Mr. Tartamella noted that the house sits up on the lot and this location is pretty wooded.

Chair Bearse opened discussion to Public Comment

Abutter Mike Gibbons was present and wished to know how much foundation will be exposed. Mr. Tartamella replied that approximately 6' on the rear elevation will be exposed, however, on the elevation that Mr. Gibbons will view; he will see shrubbery and not the foundation. Mr. Gibbon's concern is that there is a lot going on between the pool and the cabana and sometimes these projects get started and then stopped. Perhaps the pool is started and then the cabana is another two years down the road. Mr. Tartamella noted that he believes the project will go forward as one.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit D) for Christian Atwood & Susan O'Bell at 141 Point Hill Road, West Barnstable as Submitted.**

**AYE: Bearse, Petiet, Merritt, Richard**  
**NAY: Jessop**

**Prothero, Stephen, 28 Elmers Way, West Barnstable, Map 195, Parcel 028-042**

Construct 16' x 10' Shed

Represented by Stephen Prothero

Mr. Prothero noted that currently he has a plastic shed that is falling down and they wish to replace with a wooden shed for storage. Members reviewed the plans submitted with the application and deemed the design appropriate.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit E) for Stephen Prothero at 28 Elmers Way, West Barnstable as Submitted. So Voted Unanimously**

**Ives, J. Atwood & Elizabeth, 11 Sheperds Way, Barnstable, Map 259, Parcel 001-001**

Convert Existing Deck into Screened Porch

Represented by Michael Rockwell, The House Company

There is an existing deck off the rear of the house facing the marsh. Homeowners would like to construct a roof and add screen panels. Decking will be tongue and groove and the hip roof seems to work best.

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit F) for J. Atwood & Elizabeth Ives at 11 Shepards Way, Barnstable as Submitted. So Voted Unanimously**

**Ives, J. Atwood & Elizabeth, 11 Sheperds Way, Barnstable, Map 259, Parcel 001-001**

Construct 9' x 2' Addition & New Covered Entry, Replace Front Door

Mr. Rockwell noted that revised plans were dropped off to the Town Offices on 4/22/2014 and he has brought larger scale plans for member review.

The new covered entry was reviewed and noted that the door is off centered. Mr. Rockwell explained that if the two roofs met, they might have water issues. He also noted that to be seen, you have to walk into the woods.

The other project is to push the kitchen out 3 feet. George Jessop noted that on the drawings, it indicates 4 feet. Mr. Rockwell believes that this figure includes the overhang.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit G) for J. Atwood & Elizabeth Ives at 11 Sheperds Way, Barnstable to Construct a 4' x 24' addition, new covered entry and replace front door. If the door can be centered, no need for applicant to return. So Voted Unanimously**

**Sunset Lane Realty Trust, 50 Sunset Lane, Barnstable, Map 301, Parcel 035**

Construct 12' x 13' Addition

Represented by Robert Hall

Mr. Hall reviewed the details of the 12' x 13' addition. Carrie Bearse asked if all new materials will match those of the existing and Mr. Hall indicated that all windows, siding and trim details will match. Windows will have grills between the glass.

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Sunset Lane Realty Trust at 50 Sunset Lane, Barnstable as Submitted. So Voted Unanimously**

**INFORMAL DISCUSSION**

**Hannoosh, James & Linda, 35 Williams Path, West Barnstable, Map 111, Parcel 033**

Informal Plan Review

Dr & Mrs Hannoosh were present to discuss alternate plans for additions to their home. Dr. Hannoosh reminded the members that they had appeared before this Committee last October with an elaborate design that the board did not feel appropriate. The preliminary design before you this evening does not change the footprint or structure. The changes involve are windows, doors and the addition of a balcony. The existing garage front elevation currently has a window on the 2<sup>nd</sup> floor and they propose replacing the window with French doors and a balcony. The rear elevation replaces a barn door with two windows that look west and these windows will match those on the house. The last modification they are considering is an enlarged square cupola shown in the

proposed elevations which will have an internal ladder and essentially match the cupola on the barn and would be illuminated. They also propose a solar system on the south facing roof, which was part of the original submission. Carrie Bearse believes that this design is much more appropriate, however, a bit concerned with the oversized cupola and asked about the illumination. Dr. Hannoosh noted that it could be lit at night with a shut down time of midnight. Paul Richard added that perhaps some molding or crown molding around the top of the cupola would fine tune it so that it does not look so much like a lighthouse. The Hannoosh's thanked the Committee for their input and will submit application shortly.

### **CERTIFICATE OF EXEMPTIONS**

**Lyons, Gerald & Nancy, 54 Bay View Road, Barnstable, Map 319, Parcel 035**

Construct 8' x 12' Shed

**Motion duly made by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit I) as Submitted.  
So Voted Unanimously**

**Schermer, Dolores, 42 Williams Path, West Barnstable, Map 111, Parcel 040**

Create New Driveway, re-grade rear & left elevation

**Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Exemption (Exhibit J) as Submitted.**

**AYE: Bearse, Jessop, Petiet, Richard**

**Abstained: Merritt**

**Robichaud, Michael, 47 Marble Road, Barnstable, Map 316, Parcel 031**

Construct 2 10' x 20' Sheds

Members were concerned with the location of the two sheds side by side and felt this was not appropriate.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Deny the Certificate of Exemption(s) (Exhibit K) as Submitted.**

**So Voted Unanimously**

**Manning, David & Barbara, 101 Cypress Point, Barnstable, Map 334, Parcel 010-002**

Construct 10' x 20' Shed

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit L) as Submitted.**

**So Voted Unanimously**

### **MINOR MODIFICATIONS**

**Long Wharf Investors, 138 Pine Lane, Barnstable, Map 278, Parcel 047**

Change of Materials Front Elevation from Shingles to Clapboards

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Minor Modification (Exhibit M) as Submitted.**

**So Voted Unanimously**

### **CORROSPONDANCE RECEIVED**

Letter received from John & Cathryn Dirkmaat regarding roof at 2715 Main Street, Barnstable  
Chair Bearse read the letter received 4/14/2014 into the record and acknowledged that she and her husband own the house at 2715 Main Street, Barnstable. She came to Town Offices to file a Certificate of Exemption and was informed that if they chose to replace with architectural or 3-tab shingles in the color of black, grey or weathered wood, no filing was necessary. This information is supplied in the 2008 Guidelines for the Old King's Highway and previous Committee members, due to extensive Exemption filings for roofing, made it a practice to allow staff to simply sign off on building permits that met this criteria.

e-mail received from Ellye Holst Johnson regarding Barn at 35 Williams Path, West Barnstable

(Please note that this item was taken out of order and discussed following the informal discussion above.)

Carrie Bearse read the e-mail into the record and asked the homeowners if the cupola on the barn is lit all night. Dr. Hannoosh noted that it shuts off at midnight with an automatic timer that may need to be changed due to the change of daylight savings. Carrie Bearse added that she does not recall any conversation regarding the metal

overhang on the barn, but in reviewing the plans, does see where this is indicated. She does not feel it is inappropriate. George Jessop stated that he understands the metal overhang is for snow to be removed easily and he too, feels it is an appropriate feature. George Jessop also asked if the light could be turned off any earlier than midnight and Carrie Bearse noted that if there is anything they could do to relieve the abutter's concerns would be appreciated.

### **APPROVAL OF MINUTES**

**March 12, 2014**

**Motion duly made by Paul Richard, seconded by Carrie Bearse to Approve the Minutes of March 12, 2014.**

**AYE: Bearse, Jessop, Merritt, Richard**

**Abstained: Blair**

**Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by Ellen Merritt to Adjourn the Meeting at 8:55pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 335/029 dtd 04.09.2014  
Exhibit B – Certificate of Appropriateness – File NSTAR dtd 04.23.2014  
Exhibit C – Certificate of Appropriateness – File 297/065 dtd 04.23.2014  
Exhibit D – Certificate of Appropriateness – File 136/022 dtd 04.23.2014  
Exhibit E – Certificate of Appropriateness – File 195/028-042 dtd 04.23.2014  
Exhibit F – Certificate of Appropriateness – File 259/001-001 dtd 04.23.2014  
Exhibit G – Certificate of Appropriateness – File 259/001/001 dtd 04.23.2014  
Exhibit H – Certificate of Appropriateness – file 301/035 dtd 04.23.2014  
Exhibit I – Certificate of Exemption – 2014 Exemption File – dtd 04.23.2014  
Exhibit J – Certificate of Exemption – 2014 Exemption File – dtd 04.23.2014  
Exhibit K – Certificate of Exemption – 2014 Exemption File – dtd 04.23.2014  
Exhibit L – Certificate of Exemption – 2014 Exemption File – dtd 04.23.2014  
Exhibit M – Minor Modification – 2014 Minor Modification File – dtd 04.23.2014