

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 28, 2015
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, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Present
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr. (Alternate)	Absent

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

Williams, Gerard & Joan, 119 Country Club Drive, Barnstable, Map 350, Parcel 039

Construct Dormer & Front Door Overhang

Represented by Brad Inkley, Contractor

Mr. Inkley submitted new plans which reflect the removal of the dormer and overhang entry as well as the decorative railing over the porch. New plans reflect just the extension of the porch.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Gerard & Joan Williams at 119 Country Club Drive, Barnstable as Amended per plans received 10/28/2015.

So Voted Unanimously

APPLICATIONS

Harris, Joanne, Trustee, 241 Maple Street Realty Trust, 241 Maple Street, West Barnstable, Map 132, Parcel 004

Window Alterations

Represented by Chris Hutson & Joanne Harris

Carrie Bearse inquired about the grill pattern on the windows. Mr. Hutson confirmed that the windows visible from the street will still have a 2/2 grill pattern, but the grills will be between the glass. The rear windows will not have grills.

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for Joanne Harris at 241 Maple Street, West Barnstable as Submitted.

So Voted Unanimously

Bouvier, Brian & Ramona, 93 Deacon Court, Barnstable, Map 300, Parcel 032-001

Construct Detached 2-Car Garage

Represented by Brian & Ramona Bouvier

Mr. Bouvier explained that due to the location of the septic system, he can not construct an attached garage.

Proposed plans show a detached 2-car garage with an unfinished second floor loft. Composite trim and windows to match existing house. George Jessop asked why the dormers are not centered over the garage doors and Mr. Bouvier responded that this must be an error in the drawing as they are intended to be centered. George Jessop also suggested that they may wish to relocate the side entry door so that it is closer to the interior stairs.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit C) for Brian and Ramona Bouvier at 93 Deacon Court, Barnstable as Amended to reflect the dormers centered over the garage doors and the relocation of the side entry door.

So Voted Unanimously

Kraus, Richard & Sherwood, Lynn, 55 Packet Landing Way, West Barnstable, Map 179, Parcel 013

Construct 14' x 24' Barn

Represented by Chris McGrath, Pine Harbor Wood Products and Richard Kraus

Mr. McGrath noted that the plans have been revised to reflect the removal of two windows on the 24' wall and moving the sliding door to this elevation. This will be a traditional board and batten garage with wide pine siding.

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit D) for Richard Kraus and Lynn Sherwood at 55 Packet Landing Way, West Barnstable as Amended to reflect plans received 10/28/2015.

So Voted Unanimously

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

Construct Vertical Chase & Install Fence

Represented by Maria Raber, Architect

Ms. Raber detailed the project which includes a 5'4" x 10' x 7' chase on the newer 1970 portion of the building to disguise proposed duck work. This will not be visible from the front elevation. George Jessop questioned why this design and Ms. Raber stated that an extensive study was conducted and this was the most efficient method. George Jessop asked why it has to go above the roof line and Ms. Raber responded that this was designed so that it appears like an intentional add on. A two-sided privacy fence will conceal the HVAC unit.

Carrie Bearse opened the discussion to public comment and Gabe Hall, a direct abutter, inquired about the privacy fence which would be visible from his property. Carrie Bearse asked if it was possible to add a third side to the proposed fence to screen it from the neighbor. Ms. Raber confirmed that this is possible.

Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for the Sturgis Library at 3090 Main Street, Barnstable as Amended to Reflect the addition of a third side to the privacy fence on the east elevation.

So Voted Unanimously

Elias Family Revocable Trust, 42 Packet Landing Way, West Barnstable, Map 179, Parcel 004

Construct Addition & Wood Deck on Rear Elevation

Represented by Dan Cadar, Contractor

Mr. Cadar stated that the 8' x 14' addition is on the rear elevation to expand an existing kitchen. Two skylights will be added to match the three existing. White cedar shingles and white trim. A new French sliding door will match an existing one on the rear elevation. The brick patio will be removed and a small deck will be constructed.

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit F) for the Elias Family Revocable Trust at 42 Packet Landing Way, West Barnstable as Submitted.

So Voted Unanimously

MINOR MODIFICATIONS

Hamblin, Paul, 76 John Maki, West Barnstable, Map 217, Parcel 020-X01 & X02

Alteration of Windows

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Minor Modification (Exhibit G) for Paul Hamblin at 76 John Maki Road, West Barnstable as Submitted.

So Voted Unanimously

Barr, Andrew, 390 Plum Street, West Barnstable, Map 196, parcel 017

Change in Style of Front Door

Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Minor Modification (Exhibit H) for Andrew Barr at 390 Plum Street, West Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Sullivan, William, 302 Bragg's Lane, Barnstable, Map 298, Parcel 107

10' X 16' Shed

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit I) for William Sullivan at 302 Bragg's Lane, Barnstable as Submitted.

So Voted Unanimously

Lorange, Robert, 508 Marstons Lane, Barnstable, Map 348, Parcel 027

Install Solar Panels on Rear Elevation – Remote Location

Represented by Timothy Holmes, Contractor

Mr. Holmes explained that the property sits well back from the property line and the panels will be located on the rear elevation. This is truly a remote location and the panels will not be visible from any public way or abutter.

Carrie Bearse confirmed that this is a remote location.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit J) for Robert Lorange at 508 Marstons Lane, Barnstable due to the remote location and the panels will not be seen from any public way or abutter.

So Voted Unanimously

APPROVAL OF MINUTES

September 23, 2015

Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Minutes of September 23, 2015 as Submitted.

So Voted Unanimously

October 14, 2015

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Minutes of October 14, 2015 as Submitted.

AYE: Bearse, Jessop, Richard

ABSTAIN: Petiet

Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by Paul Richard to Adjourn the Meeting at 7:26pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair

Recording Secretary

Exhibit A – Certificate of Appropriateness – File 350/039 dtd 10.28.2015
Exhibit B – Certificate of Appropriateness – File 132/004 dtd 10.28.2015
Exhibit C – Certificate of Appropriateness – File 300/032-001 dtd 10.28.2015
Exhibit D - Certificate of Appropriateness – File 179/013 dtd 10.28.2015
Exhibit E – Certificate of Appropriateness – File 279/036 dtd 10.28.2015
Exhibit F– Certificate of Appropriateness – File 179/004 dtd 10.28.2015
Exhibit G – Minor Modification – 2015 Modification File dtd 10.28.2015
Exhibit H– Minor Modification – 2015 Modification File dtd 10.28.2015
Exhibit I – Certificate of Exemption – 2015 Exemption File dtd 10.28.2015
Exhibit J– Certificate of Exemption – 2015 Exemption File dtd 10.28.2015