

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, November 15, 2017, 6:30pm

2017 DEC 15 AM 10:01

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, West Barnstable on the following application:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Absent
David Munsell Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

A quorum being met, Chair Richard called the hearing to order at 6:30 pm. 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.

OTHER

Committee letter regarding the passing of long time board member, Elizabeth "Betty" Nilsson (Exhibit A)
 Chair Richard reads the note into record.

APPLICATIONS

Drown, Gary, 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039

Construct 12'X20' utility shed

Represented by: Jamie McGrath

Abutters: No abutters present

McGrath gives a description of the project; 12'X20" Shed, white with painted azek trim. The shed is proposed to be installed on the left side of the garage. The location was chosen due to the 100 foot conservation buffer. He continues by noting the roof will match the house, there will be a sliding door on left gable end with a transom window. Additionally the home owner would like to add an unlit, PVC cupola.

Chair Richard asks if there are neighbors or abutters present; no response from the room.

Munsell asked if the shingles will be natural or match the house. McGrath replies that he believes the shingles will be natural.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit B) for Gary Drown at 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039, to construct a 12'x20' utility shed as indicated on the plans submitted.

Aye: Unanimous

Soares, Richard, 18 Spruce Street, West Barnstable, Map 216, Parcel 021

Addition of mudroom

Represented by: Richard and Donna Soares

Abutter: Michael Rabideau of 1837 Main Street, West Barnstable.

Munsell asks which elevation faces the street. Mr. Soares points out the location.

Soares is looking to tie in the existing house with the shed.

Chair Richard confirms with Soares that the materials will match the house.

Michael Rabideau comments that he is the abutter to east and northeast of the property. Rabideau states his concerns with the project noting the following: (1) development on the east infringes on the 15ft setback requirement and would request a survey if possible. (2) There was an additional screen wall added to an existing shed, making the shed 10 feet from the property line, which also violates the setback requirements. (3) There are concerns that the addition of the roof will lead to the eventual merging of the house with the shed. Concern is that the deck will be filled in and shed becomes livable space. (4) The entryway to mudroom is on the backside of driveway. They would have to walk around the pathway between the stone wall and the side of the house, it doesn't make sense. (4) There is no landscape plan.

Chair Richard replies that the setbacks are a zoning matter. The OKH purview is with the appropriateness of the appearance. He advises they need to address those issues with appropriate town department.

Bearse comments that the landscaping plan is not necessary for this project.

Rabideau responds that his concern is for the appropriateness of the location of the door as it is not located on the driveway side.

Soares replies that the existing door is on the side of the house and the new door will be on the same side.

Rabideau replies that it is on the back side.

There is discussion about the location of the main entry door.

Bearse adds that the point of entry is a matter of preference not for the committee to determine.

Chair Richard clarifies the placement of the door with the homeowner.

Soares notes that there is a back door. The point is to come into the back door into the mudroom.

Munsell asks if they are aware they are within the setback requirements. Mr. Soares responds that a survey of his property indicates they are within the 15 foot setback.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Richard Soares at 18 Spruce Street, West Barnstable, Map 216, Parcel 021 to add a mudroom as indicated on the plans submitted.

Aye: Unanimous

White, Michael, 106 Cedar Street, West Barnstable, Map 130, Parcel 035

Replace all windows and entry door, re-side front with red cedar clapboard and paint, re-side rear and sides with shingles

Represented by: Michael White

Abutters: No abutters present

White provides a description of the project. All windows replaced with Marvin Integrity – true divided light.

Chair Richard confirms the trim and clapboard will be painted as in the sample provided.

Minutes Approved 12/13/17

Munsell confirms the window changes with White.

White comments that he would like to change the arch window in the front to an awning window.

Chair Richard comments that the structure is only visible from the driveway. He confirms White will maintain the vegetation.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Michael White at 106 Cedar Street, West Barnstable to Replace all windows and entry door, re-side front with red cedar clapboard and paint, re-side rear and sides with shingles as indicated on the plans submitted, also the semi-circle window above the front door will be replaced with a 2x2 awning window

Aye: Unanimous

Fitzgerald, Paul (Matterhorn Properties, LLC), 3267 Main Street, Barnstable, Map 299, Parcel 017
Paint trim

Represented by: Paul Fitzgerald

Abutters: No abutters present

Chair Richard confirms with Fitzgerald that he is only painting the trim; clapboard will stay the same.

Munsell confirms the side of the building will remain the same.

Fitzgerald confirms just the trim on the front will change.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit E) for Paul Fitzgerald, Matterhorn Properties, LLC at 3267 Main Street, Barnstable, Map 299, Parcel 017 to paint trim as indicated on the plans submitted.

Aye: Unanimous

Salazar, Paul & Deborah, 1549 Main Street, West Barnstable, Map 197, Parcel 007
Sign, 2 sq ft

Represented by: Paul Salazar

Abutters: No abutters present

Chair Richard confirms with Salazar that the sign is roughly 1'X2'

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Paul & Deborah Salazar at 1549 Main Street, West Barnstable, Map 197, Parcel 007, to erect a 2 square foot sign, as indicated on the plans submitted.

Aye: Unanimous

Stoots, Jason, & Alessi, Alison, 72 Church Street, West Barnstable, Map 154, Parcel 007, built 1833, Inventoried, Contributing building in a National Register Historic District

Install 20'x30' ground mounted solar panels

Represented by: Jason Stoots

Abutters: John Davidson; letter of support, read into record by Chair Richard

Chair Richard reads a letter into record from an abutter; in favor.

Bearse confirms the solar array will not be visible from a public way; this is reconfirmed by Stoots

Munsell confirms with Stoots that the array is 7ft high in the front.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Jason Stoots and Alison Alessi at 72 Church Street, West Barnstable, Map 154, Parcel 007, built 1833 Inventoried, Contributing building in a National Register Historic District to install a 20'x30' ground mounted solar panel as indicated on the plans submitted. Noting the panels will not be visible and an abutter supports.

Aye: Unanimous

Boyd, Jeffrey, 120 Scudder's Lane, Barnstable, Map 299, Parcel 011

Demolish and rebuild of 350sqft boathouse

Represented by: Howard Wollard

Abutters: No abutters present

Howard gives a description of the project; demolish the 350sqft boat house.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit H) for Jeffrey Boyd at 120 Scudder's Lane, Barnstable, Map 299, Parcel 011 to demolish the 350sqft boathouse as indicated on the plans submitted.

Aye, Unanimous

Boyd, Jeffrey, 120 Scudder's Lane, Barnstable, Map 299, Parcel 011

Demolish and rebuild of 350sqft boathouse

Represented by: Howard Wollard

Abutters: No abutters present

Wollard describes the project to the members. He will be adding windows and changing the shingles to standard white cedar shingles. No changes other than window locations.

Chair Richard asks if they need to raise the elevation. Wollard confirms no.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit H) for Jeffrey Boyd at 120 Scudder's Lane, Barnstable, Map 299, Parcel 011 to rebuild the 350sqft boathouse as indicated on the plans submitted.

Aye, Unanimous

Sicard, Robert, 164 Kettlehole Road, West Barnstable, Map 109, Parcel 037

Replace sixteen windows

Represented by: Robert Sicard

Abutters: No abutters present

No concerns or questions from the board.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit I) for Robert Sicard at 164 Kettlehole Road, West Barnstable, Map 109, Parcel 037 to replace sixteen windows as indicated on the plans submitted.

Aye: Unanimous

CERTIFICATE OF EXEMPTION

Catalano, Francini, 183 Braggs Lane, Barnstable, Map 298, Parcel 060

8'x12' Shed

No representation

Chair Richard confirms shed to match existing and it is in the rear.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Francini Catalano, of 183 Braggs Lane, Barnstable, Map 298, Parcel 060, to construct an 8'X12' shed as indicated on the plans submitted.

Aye: Unanimous

Tompkins, Joan, 280 High Street, Barnstable, Map 111, Parcel 014

Re-roof, change of roof color

No representation

Bearse asks about the color.

Richard comments it is appropriate. It is a bit redder than weather wood.

Motion duly made by Munsell, seconded by Lesley, to Approve the Certificate of Exemption (Exhibit K) for Joan Tompkins of 280 High Street, Barnstable, Map 111, Parcel 014, to re-roof as indicated on the plans submitted.

Aye: Unanimous

Kelleher, James, 39 Hilliard's Hayway, West Barnstable, Map 136, Parcel 048

Replace existing sliders and rear railing. Add egress off rear deck

Chair Richard notes the cable railing is slightly visible from the front of the home.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit L) for, James Kelleher of 39 Hilliard's Hayway, West Barnstable, Map 136, Parcel 048, as indicated on the plans submitted, noting the railings are not visible from the street.

Aye: Unanimous

Eastman, Peter, 1000 Main, LLC, 1000 Main Street, West Barnstable, Map 179, Parcel 002, Howland Homestead, built 1882, Inventoried, Contributing Building in a National Register Historic District

Replace windows, like for like, on south elevation. Remove quadruple window and replace with sliding doors, on the north elevation.

Bearse recuses herself from deliberating on this application due to a conflict of interest.

Munsell notes the windows in the front are like for like. The only work will be in the back and will not be visible.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit M) for Peter Eastman, 1000 Main, LLC, of 1000 Main Street, West Barnstable, Map 179, Parcel 002 to remove the quadruple window on the north elevation and replace with a sliding door, and replace windows like for like on the south elevation, as indicated on the plans submitted; noting the sliding barn door will not be visible from a public way.

Aye: 3

Nay: 0

Abstain: 1 - Bearse

Vote: 3:0:1

MINOR MODIFICATIONS

Facchetti, Frank, 30 Indian Hill Road, Cummaquid, Map 336, Parcel 009
Eliminate shed dormer from previously approved plan, add 5' of width to garage

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit N) for Frank Facchetti of 30 Indian Hill Road, Cummaquid, Map 336, Parcel 009, to eliminate the shed dormer from the previously approved plan and add 5' of width to the garage, as indicated on the plans submitted.

Aye: 3
Nay: 0
Abstain: 1 - Bearse
So Voted: 3:0:1

OTHER

APPROVAL OF MINUTES:

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Meeting Minutes, Dated September 27, 2017 (Exhibit O).

Aye: 3
Nay: 0
Abstain: 1 - Bearse
So Voted: 3:0:1

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Meeting Minutes, Dated October 25, 2017 (Exhibit P), as amended.

Munsell notes a correction to the second page. Correction is made.

Aye: Unanimous

Having no further business before this Committee, meeting is adjourned at 7:28pm, so moved by Carrie Bearse, seconded by David Munsell.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Memorandum – Betty Nilsson	Dated November 6, 2017
Exhibit B	Certificate of Appropriateness	File 179/039/000
Exhibit C	Certificate of Appropriateness	File 216/021/000
Exhibit D	Certificate of Appropriateness	File 130/035/000
Exhibit E	Certificate of Appropriateness	File 299/017/000
Exhibit F	Certificate of Appropriateness	File 197/007/000
Exhibit G	Certificate of Appropriateness	File 154/007/000
Exhibit H	Certificate of Appropriateness	File 299/011/000
Exhibit I	Certificate of Appropriateness	File 109/037/000
Exhibit J	Certificate of Exemption	File 298/060/000
Exhibit K	Certificate of Exemption	File 111/014/000
Exhibit L	Certificate of Exemption	File 136/048/000
Exhibit M	Certificate of Exemption	File 179/002/000
Exhibit N	Minor Modification	File 336/009/000
Exhibit O	Meeting Minutes	Dated September 27, 2017
Exhibit P	Meeting Minutes	Dated October 25, 2017