

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, January 10, 2018, 6:30pm

BARNSTABLE TOWN CLERK
2018 FEB 8 AM 10:46

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	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

A quorum being met, Chair Richard called the hearing to order at **6:31** 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.

ELECTIONS OF CHAIR & CLERK

Motion duly made by David Munsell, seconded by George Jessop to nominate Paul Richard as Chair of the Old King's Highway Historic District Committee for 2018.

Aye - 4

Abstain - 1, Paul Richard

So voted - Aye

Motion duly made by David Munsell, seconded by Lesley Wallace to nominate Carrie Bearse as Clerk of the Old King's Highway Historic District Committee, for 2018.

Aye - 4

Abstain - 1, Carrie Bearse

So voted: Aye

APPLICATIONS

Lewis, Jon Robert TR/Mattakeese Hill Realty Trust, 3291 Main Street, Barnstable, Map 299, Parcel 015, Deacon John Munroe House, built c.1810, Contributing Building in a National Register Historic District Remove dormers and re-roof

Represented by: Mike Rockwell

Abutters: None present

Rockwell gives a description of the project. He would like to remove the dormers noting they were not original to the structure. The plan is to re-roof using Certainteed Landmark Weatherwood shingles.

Munsell confirms with Rockwell that the center chimney will remain.

Bearse asks if the project will include the porch roof. Rockwell responds the plan is just to re-roof the main roof for now.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for John Robert Lewis Trust/Mattakeese Hill Realty Trust, at 3291 Main Street, Barnstable, Map 299, Parcel 015 to remove dormers and re-roof as indicated on the plans submitted.

So Voted: Aye, unanimous

Approved on 2/7/18

Christian Congregation In The United States, Inc., 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004

Revised Landscape plan, remove and reconstruct retaining wall, construct exterior staircase, install 4' & 6' cedar fencing, install 4' chain link fencing

Represented by: Attorney John Kenney, and Richard Santos, Quinn

Abutters: Kim Catalano, Joe Eaton, Steve Bettencourt, Gerard Horn, Paul Childs

Attorney Kenney introduces himself and the Church representatives. Attorney Kenney described the project.

Jessop confirms with Attorney Kenney that the retaining wall will be made of the existing Allan Block; Attorney Kenney confirms this wall will be reduced to 36 inches in height and will continue along the back wall of the paved area.

Munsell confirms the location of the second retaining wall.

Kenney continues discussing the location and plans for the retaining walls.

Chair Richard reconfirms the material of the retaining walls will be allan block.

Munsell notes that the wall are vertical and asks if the new walls will be stepped back. Kenney replies that the retaining walls will be certified by a structural engineer to see that they are properly constructed.

Kenney continues by reviewing the plans for the exterior stairwell. It is noted the stairs are needed for proper egress.

Kenney adds that they are also proposing chain link fences. Also there will be six and four foot cedar fences along the property line.

Jessop asks how the drainage issue will be addressed. Kenny responds that the drainage has been redesigned on the property of the Church. The drainage plan is pending approval by Site Plan Review.

Kenney clarifies placement of the chain link fence with Munsell.

Bearse asks about the coating of the chain link fence. Kenny responds that the applicant will use any coating the committee feels is appropriate.

Jessop confirms with Kenney that the railing for the staircase will be a wood railing, painted white.

Kenney continues review of the landscape plan and advises the plan is to revegetate near the entrance, as well as the southerly and westerly edges of the property, and along with nine foot wall.

Munsell asks Kenney to explain the flexible pavement. Kenney responds that it is a different way of installing the pavement.

Chair Richard comments that Ellen Merritt suggested the use of Leland Cypress trees; the current landscape plans has plenty of the plantings that were previously requested.

Bearse confirms with Kenney that the previous lighting issues have been resolved.

Chair Richard opens up the hearing to public comment.

Abutter, Steven Bettencourt asks if abutters are entitled to review the landscape plan. Bearse responds that he should have been able to see them. Logan advises that the agenda indicates where the plans are available for viewing.

Bettencourt asks the other abutters if they saw the landscape plans. Bearse comments that it is the abutters responsibility to come into the office to review any plans.

Bettencourt asks how long the application process takes. Chair Richard replies that the members have had these meeting materials for about a week.

Bettencourt comments that the temporary plastic fence is on the ground. He would like to see that fixed.

Abutter, Kim Catalano comments that the landscape plan does not address the buffer behind the fence.

Munsell asks if the six foot cedar fence is on the property line or is it within the ten foot buffer. Kenney replies that he believes the fence is on the property line.

There is discussion between Catalano, Munsell, and the applicant regarding the ten foot buffer. Catalano is concerned that there is about ten feet with no plantings on the North West elevation. Catalano also looks for confirmation on the drainage at the South/North border of the property.

Munsell asks if the six foot cedar fence is on the property line. Catalano approaches Munsell and points out the ten foot buffer on the landscape plan.

Bearse confirms the cedar fence is on the property line.

There is discussion about the property lines. Catalano and Kenny discuss the parking spaces. Catalano would like to be involved in the drainage system and requests that the pavement be removed. Kenney responds that the existing drainage was not done properly and the applicant is attempting to correct this.

Catalano comments that they Church previously agreed to revegetate her property line. Paul Childs approaches and asked Kenney if there is any chance of putting a five foot buffer in. Kenney responded that they could not as they need the area to be able to get in and out.

Kenney clarifies placement of the six foot cedar fence with Munsell, and abutter, Gerald Horn.

Abutter, Paul Hamblin confirms with the Kenney that the parking in the front will now be parallel parking.

Chair Richard asks if there is any further public comment.

Bearse comments that there was a site plan review for this project and there are other requirements that need to be met besides Old King's Highway.

Jessop comments that he wishes the plans showed proposed grades.

Chair Richard comments that the plan looks appropriate.

Attorney Kenney notes that the applicant tried to include requests by abutters and the committee.

Bearse adds that she would like to see the abutters get a copy of the plans so they can know what to expect. Also, she would like to see a black or green vinyl fence would be appropriate.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit B) for Christian Congregation In The United States, Inc., at 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004 to revise the landscape plan, remove and reconstruct retaining wall, construct exterior staircase, install 4' & 6' cedar fencing, install 4' chain link in black or green vinyl covering fencing as indicated on the plans submitted, also safety fences should be maintained.

So Voted: Aye, unanimous

Eversource, Pole #1014, 1663 Main Street, West Barnstable, Map 196, Parcel 010
Verizon Wireless to mount wireless antenna on existing utility pole

Represented by: Christopher Tracy, Town Resource Management
Abutters: None present

Tracy comments that he does have approval by the First Lutheran Church to attach this antenna. It still adheres to the small cell antenna amendment set forth in September 2017.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Eversource, at Pole #1014, 1663 Main Street, West Barnstable, Map 196, Parcel 010 to mount a wireless antenna to existing utility pole as indicated on the plans submitted.

So Voted: Aye, unanimous

DEMOLITION

Approved on 2/7/18

Tyrrell, Patrick & Susan, 45 Pin Oaks Drive, Barnstable, Map 279, Parcel 063
Demolish and rebuild existing garage with expanded footprint

Represented by: Craig Ashworth, E. B. Norris

Abutters: None present

Ashworth describes the reason for the demolition.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit D) for Patrick and Susan Tyrrell, at 45 Pin Oaks Drive, Barnstable, Map 279, Parcel 063 to demolish the existing garage as indicated on the plans submitted.

So Voted: Aye, Unanimous

Tyrrell, Patrick & Susan, 45 Pin Oaks Drive, Barnstable, Map 279, Parcel 063
Rebuild existing garage with expanded footprint

Represented by: Craig Ashworth

Abutters: None present

Chair Richard confirms with Ashworth that all the materials will be matching.

Ashworth notes the garage is just a foot larger than what was existing.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Patrick and Susan Tyrrell, at 45 Pin Oaks Drive, Barnstable, Map 279, Parcel 063 to rebuild the existing garage with expanded footprint as indicated on the plans submitted. To match existing

So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Edmunds, Janet, 166 Indian Trail, Barnstable, Map 336, Parcel 013/003

Construct stairs to rear deck as a second means of egress

Chair Richard comments the house is down a long road and not visible from a public way.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit F) for Janet Edmunds, of 166 Indian Trail, Barnstable, Map 336, Parcel 013/003, to construct stairs on rear deck as indicated on the plans submitted.

So Voted: Aye, Unanimous

DeFelice, Vincent & Laurie, 2641 Main Street, Barnstable, Map 258, Parcel 044

Install roof mounted solar panels

Chair Richard confirms that the array will be installed on the barn and will not be visible from 6A.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit G) for Vincent & Laurie DeFelice, of 2641 Main Street, Barnstable, Map 258, Parcel 044, to install roof mounted solar panels as indicated on the plans submitted while the house is on 6A it is on a south facing roof, plenty of buffer and no abutters.

So Voted: Aye, Unanimous

Eversource, Pole #6545, approximate location - 960 Main Street, West Barnstable, Map 156, Parcel 025
Verizon Wireless to mount wireless antenna and ancillary equipment to existing pole

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit H) for Eversource, of Pole #6545, approximate location at 960 Main Street, West Barnstable, Map 156, Parcel 025, to mount a wireless antenna and ancillary equipment to existing pole as indicated on the plans submitted
So Voted: Aye, unanimous

OTHER

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve Meeting Minutes, Dated December 13, 2017 (Exhibit I).

Aye: 3

Nay: 0

Abstain: 2 (George Jessop & Lesley Wallace)

So Voted: Aye

Having no further business before this Committee, meeting is adjourned at 7:33 pm.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File 299/015/000
Exhibit B	Certificate of Appropriateness	File 217/020/004
Exhibit C	Certificate of Appropriateness	File 196/010/000
Exhibit D	Certificate of Demolition	File 279/063/000
Exhibit E	Certificate of Appropriateness	File 279/063/000
Exhibit F	Certificate of Exemption	File 336/013/003
Exhibit G	Certificate of Exemption	File 258/044/000
Exhibit H	Certificate of Exemption	File 156/025/000
Exhibit I	Meeting Minutes	December 13, 2017