

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, August 29, 2018, 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, West Barnstable on the following application:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Absent
Lesley Wallace	Present
Polly Brazelton, Alternate	Absent
Building Inspector	Absent
Paul Wackrow, Principle Planner	Present

18 OCT 16 PM 3:00
 COMMUNICATIONS SECTION

A quorum being met, Chair Richard called the hearing to order at 6:00 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.

CONTINUED APPLICATIONS

WITHDRAWN - Margaret at Bursley Manor LLC, Rankin, Margaret, 651 Main Street, West Barnstable, Map 156, Parcel 057, Bursley Homestead, Built 1827, Contributing Building in a National Register Historic District Replace 19 windows with Anderson 400 series, true divided lights, black

Motion duly made by Carrie Bearse, seconded by George Jessop to Accept the Withdrawal for the Certificate of Appropriateness (Exhibit A) for Margaret at Bursley Manor LLC, at 651 Main Street, West Barnstable, Map 156, Parcel 057 to as indicated on the plans submitted.

So Voted: Aye, Unanimous

**Griffin, Deborah & Harry, 3609 Main Street, Barnstable, Map 317, Parcel 043/001
 Install 18, all black, flush mounted solar modules on the rear elevation**

Represented by: Neal Holmgren
Public comment: None present

Holmgren gives a description of the project. All black modules flush mounted on the rear elevations.

Chair Richard and George Jessop confirm the solar array will not visible from 6a.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit B) for Deborah & Harry Griffin, at 3609 Main Street, Barnstable, Map 317, Parcel 043/001 to Install 18, all black, flush mounted solar modules on the rear elevation as indicated on the plans submitted noting that while the property is located on 6A the panels will be in the rear and not visible from 6A and there are no abutters present to oppose.

So Voted: Aye unanimous

APPLICATIONS

**VanGelder, David, 52 Coventry Lane, West Barnstable, Map 110, Parcel 004/006
 Repaint home, shutters, and trim**

Represented by: David Van Gelder
Public comment: None Present

Van Gelder gives a description of the project.

Chair Richard confirms the home is not visible from a public way.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for David Van Gelder, at 52 Coventry Lane, West Barnstable, Map 110, Parcel 004/006 to Repair home, shutters, and trim as indicated on the plans submitted.

So Voted: Aye, unanimous

Raggio, Anthony & My-Le, 23 Point Hill Road, West Barnstable, Map 136, Parcel 017
Landscape plan (new build was approved July 12, 2017)

Represented by: Anthony Raggio, Phil Cheney

Public comment: None present

Phil Cheney describes the project and notes that the new plan was adjusted to consider prior abutter complaints.

No abutters present.

Cheney adds that he is keeping a few more trees but will be cleaning up some of the overgrowth.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Anthony & My-Le Raggio, at 23 Point Hill Road, West Barnstable, Map 136, Parcel 017 for the landscape plan as indicated on the plans submitted. For previously approved home.

So Voted: Aye, unanimous

Teague, Christian, 101 Braggs Lane, Barnstable, Map 299, Parcel 043/001
Change siding from Clapboard to White Cedar Shingles

Represented by: Rebecca Teague, Ed Teague

Public comment: None present

Chair Richard confirms the change from clapboard to white cedar shingles.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Christian Teague, at 101 Braggs Lane, Barnstable, Map 299, Parcel 043/001 to reside the home with white cedar shingles as indicated on the plans submitted.

So Voted: Aye, unanimous

Burbic, Brian, 137 Maushop Avenue, Barnstable, Map 278, Parcel 046/001
Install a 20' X 40' pool and 18' X 40' Garage pool house

Represented by: Brian Burbic

Public comment: Charlie Mueller

Burbic presents with a large set of plans for review. He explains the layout of the project.

There is discussion about the grading and layout of the lot. Burbic notes he is looking to keep the new structures below site of the neighbors.

Chair Richard confirms all materials will match the house.

There is a discussion about a future fence. Jessop feels black chain link will disappear more than green. Chair Richard advises the fence can come back as a minor modification.

Burbic is trying to keep the landscaping in a natural state.

Minutes approved on 10/10/18

There is a discussion about the pool and its location.

Abutter Mueller is in favor of the project though is somewhat worried about possible drainage issues.

Bearse and Chair Richard reconfirm the drainage is not within OKH purview.

Bearse clarifies the advertisement was incorrect. She clarifies it is an 18 X 40 garage pool house.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Brian Burbic, at 137 Maushop Avenue, Barnstable, Map 278, Parcel 046/001 to Install a 20' X 40' pool and 18' X 40' garage pool house as indicated on the plans submitted.

So Voted: Aye, unanimous

Freeman, Mark & Nancy, 44 Braggs Lane, Barnstable, Map 299, Parcel 058, Cobb Carriage House, built prior to 1880, Contributing Building in the Old King's Highway Historic District

Add shutters, repair porch posts and add stone base, replace storm doors, replace doors and repaint, replace 14 windows, construct 3'x2' stacked stone wall, install picket fence, remove and relocate bulkhead, reside with white cedar shingle and repaint

Represented by: Mark & Nancy Freeman

Public comment: None present

Bearse asks about the true-divided light windows. Also she advises that we do not approve vinyl fencing. Nancy Freeman agrees to use wood for the fence.

Jessop asks if they are true shutters. Nancy confirms they are vinyl shutters.

Chair Richard comments they have Harvey or Anderson. Nancy comments the difference is vinyl vs wood windows.

Jessop has concerns with the materials of the shutters. It is agreed the shutters will be solid vinyl.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Mark & Nancy Freeman, at 44 Braggs Lane, Barnstable, Map 299, Parcel 058 to Add shutters, repair porch posts and add stone base, replace storm doors, replace doors and repaint, replace 14 windows, construct 3'x2' stacked stone wall, install picket fence, remove and relocate bulkhead, reside with white cedar shingle and repaint as indicated on the plans submitted to add shutters we have requested they are solid vinyl, True-divided light windows, wood picket fence, as submitted

So Voted: Aye, unanimous

Lyon, Craig, 114 Old Jail Lane, Barnstable, Map 278, Parcel 022

Changes to existing barn - reconstruct roof line, change roof pitch, add dormers, add stairs, windows, doors, and re-side

Represented by: Kenneth Perry

Public comment: Neighbor, Paul Richards

Perry describes the project noting the change of pitch, dormer front and back; construct staircase in the rear, put existing cupola back on.

Chair Richard comments the project is in the rear and not very visible.

Perry and Abutter Richards discuss the project.

Abutter Richards is concerned about the drainage. Carrie Bearse comments drainage is not in the committee's purview.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit H) for Craig Lyon, at 114 Old Jail Lane, Barnstable, Map 278, Parcel 022 to add dormers, stairs, windows, and doors to the barn as indicated on the plans submitted.

So Voted: Aye, unanimous

Morozova, Ekaterina, 2400 Meetinghouse Way, Barnstable, Map 155, Parcel 045, Reverend Enoch Pratt House, built 1808, Contributing Building in the Old King's Highway Historic District
Repair & replace the garage roof including the parapet

Represented by: Ion Bulmaga
Public comment: None present

Chair Richard confirms that he is restoring the roof using a flat roof behind the parapet.

Bearse comments on the notation on the application regarding solar panels on the garage; Rulmage advises there is no proposal for solar panels as of today.

The parapet was about four or five feet up. Chair Richard points to where he will be repairing the roof.

There is a discussion about the drainage for the roof.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit I) for Ekaterina Morozova, at 2400 Meetinghouse Way, Barnstable, Map 155, Parcel 045 to repair and replace the garage roof including parapet only as indicated on the plans submitted.

Aye: 3
Nay: 0
Abstain: 1, Wallace
So Voted: Aye

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; Chapter 61 of the Acts of 1992; An Act Designating State Highway Route 6A as a Scenic Road, MGL Ch. 40 Section 15C, Designation and Improvement of Scenic Roads, MGL Ch. 87, Shade Tree & Barnstable Town Ordinance Ch. 180 Scenic Roads. You are hereby notified that a hearing will be held on the following application:

Eversource Energy

Removal of 76 Trees within the Main Street/Route 6A right-of-way. Trees to be removed are located immediately adjacent to the following properties (one tree per address unless otherwise noted):

4441 Main Street, Map 356, Parcel 002(3 Trees); **4429 Main Street**, Map 356, Parcel 001(7 Trees); **4084 Main Street**, Map 336, Parcel 051; **3990 Main Street**, Map 336, Parcel 039; **3826 Main Street**, Map 335, Parcel 018(2 Trees); **3775 Main Street**, Map 335, Parcel 013-001; **3688 Main Street**, Map 317, Parcel 024(6 Trees); **3512 Main Street**, Map 317, Parcel 091-CND (10 Trees); **3400 Main Street**, Map 299, Parcel 092(2 Trees); **3135 Main Street**, Map 278, Parcel 008 (2 Trees); **2955 Main Street**, Map 279, Parcel 046; **2875 Main Street**, Map 279, Parcel 072; **2745 Main Street**, Map 258, Parcel 030; **2730 Main Street**, Map 258, Parcel 062 (2 Trees); **2724 Main Street**, Map 258, Parcel 024; **2681 Main Street**, Map 258, Parcel 042(2 Trees); **2631 Main Street**, Map 258, Parcel 045; **2615 Main Street**, Map 258, Parcel 047-001; **2509 Main Street**, Map 257, Parcel 015 (2 Trees); **40 Aunt Hatch Lane**, Map 257, Parcel 011; **2400 Main Street**, Map 237, Parcel 025; **2338 Main Street**, Map 237, Parcel 019; **2159 Main Street**, Map 237, Parcel 040 (2 Trees); **2150 Main Street**, Map 237, Parcel 007; **Between 2026 Main Street**, Map 217,

Parcel 018 *and* 2040 Main Street, Map 217, Parcel 019-W00; 1970 Main Street, Map 217, Parcel 014; 1820 Main Street, Map 217, Parcel 033(7 Trees); 741 Main Street, Map 156, Parcel 062; 591 Main Street, Map 133, Parcel 056(2 Trees); 0 Main Street, Map 133, Parcel 017(3 Trees); 300 Main Street, Map 134, Parcel 009-002; 280 Main Street, Map 134, Parcel 009-001(2 Trees); 240 Main Street, Map 134, Parcel 008(3 Trees); 185 Main Street, Map 111, Parcel 026; 194 Main Street, Map 134, Parcel 024.

Represented by: Peter Sellers & Kyle Barry of Eversource Energy; Ann Canedy of the 6A Tree Committee, Ed Robinson, Independent Arborist

Public comment: See highlighted abutters below

Sellers begins by describing what has taken place since the July 12th hearing noting that Eversource, MassDOT, Town of Barnstable and Ed Robinson/Ann Canedy has worked together to revise the proposed removals.

They are not pursuing the removal of the Walnut trees at 3688 Main Street as they do not have the homeowner's approval. They are now looking to remove 34 trees. There are four walnut trees in dispute

Sellers gets involved into how they determined which trees will be removed vs. pruned.

Ann Canedy comments that Ed Robinson joined Eversource, MassDOT, and Town of Barnstable representative. She reads her letter into record. Ann Canedy confirms that the four walnut trees are in dispute and should not be removed. Further, of the 76 Trees that only 33 should be removed. 39 will be saved and pruned. 15 trees to be removed are identified as street trees vs volunteer growth. They agree though they hope that the Old Kings Highway Committee will enforce the 2 for 1 policy dictated in the scenic roads application. She also requests that Eversource work with the 6A Tree Committee to help identify future locations for replanting. Also Eversource should take care of stump removal as well as repair the stone wall at the end of Stonehedge Drive in Barnstable.

Bearse confirms the new proposal is to remove 33 trees, prune 39 trees, and 4 will not be removed.

Ann Canedy summarizes her approval contingencies; 2 for 3 replacement of trees; identify species and location of future trees; grind the stumps and re-loam, repair stone wall across from Stonehedge Drive in Barnstable.

Paul Sellers comments that MassDOT also requires the grinding and re-loaming of stumps, tree replacements are 2 for 1 on the street trees. Further, MassDOT does not allow for replanting in the state layout. In order to replant, Eversource will need to go to individual property owners and get permission to replant. Property owners who agree to have trees replanted on their property will be responsible for said tree. As of the date of this meeting, there are 21 property owners trees signed up for replanting.

Jessop inquires why the trees can't be replaced where they are cut down. Sellers advises that the state owns the property and will not allow replanting in the road layout.

Bearse confirms that the homeowners will be responsible for maintaining any tree that is replanted. They are happy to work with 6A Tree Committee as the project progresses.

Sellers comments the hope is to have replanting begin in the spring and advises that anyone who interested in replanting on their property should contact Kyle Barry of Eversource.

Chair Richard comments that they have received four letters prior to this hearing.

Diedre Detjens is concerned with the oil slick on the sidewalk.

Ted Housman, Sellers, and Jessop discuss the boundaries of the right-of-way

Wellesley Marsh and Sellars discuss what happens after the trees are removed; Sellers comments that if people wish to keep a tree trunk, he will work on arranging that.

Patricia Chesnauskas wants to know when the new trees will be planted in the spring.

Susan Littlefield, 3688 Main Street, comments that the visibility when coming out of her mothers' driveway is hazardous She would like to keep open the possibility of keeping those trees. Kyle Barry asks for standing permission to remove #18 if the homeowner agrees.

Keith Carvounis asks about the maintenance and pruning plan moving forward. Kyle Barry advises that pruning and tree health is the responsibility of MassDOT. Sellers adds that they are on a four year plan and they may do some mid-cycle trimming.

Lou-Anne Conroy she requested that the by Stone Wall Drive be saved; Sellers confirms that tree will be pruned only.

Tom Wineman is concerned with the replanting and is opposed to the removal of the trees.

Priscilla Jones is opposed to the removal of the trees.

Jeff Beausang inquired about the timing of the tree removal. Sellers replied that he expects the trees to be removed by the end of 2018. The project will commence sometime in October 2018.

Public comment is closed.

Motion duly made by Carrie Bearse, seconded by Jessop to Approve the Scenic Roads Application (Exhibit J) for Eversource Energy, for the removal of 33 trees per the revised spreadsheet, grind stumps after removal, loam the area, repair the stonewall across from Stonehedge Drive in Barnstable Village, guarantee a two for one replacement of "street trees" with input from the 6a Tree Committee and the Barnstable Old King's Highway Historic District Committee as to the type and location of the replanted trees. The trees highlighted in green on the spreadsheet are to be removed with one tree, #18 at 4688 Main Street, which may come down, bringing the total to 34 trees.

So Voted: Aye, 3

CONTINUED CERTIFICATE OF EXEMPTION

Lesley Wallace recused herself and exited the room.

Waluck, Bruce, 22 Burning Tree Lane, West Barnstable, Map 136, Parcel 025
Construct temporary hoop house (seasonal)

Bearse confirms with Waluck that you cannot see the hoop house from the road. Chair Richard comments that it is barely visible from a public way.

Motion duly made by Carrie Bearse, seconded by George Jessop, to Approve the Certificate of Exemption (Exhibit L) for Bruce Waluck, of 22 Burning Tree Lane, West Barnstable, Map 136, Parcel 025, to construct a temporary hoop house as constructed.

So Voted: Aye, unanimous (Richard, Bearse, Jessop)

Lesley Wallace is absent for this vote.

Tyni, Donald, 91 Point Hill Road, West Barnstable, Map 136, Parcel 019
Replace existing deck; reduce by removing decking from the southwest elevation

Ray Edward is representing the applicant; the decking will be composite, sandalwood color. Once they remove the decking it will no longer be visible.

Motion duly made by Carrie Bearse, seconded by Jessop, to Approve the Certificate of Exemption (Exhibit M) for Donald Tyni, of 91 Point Hill Road, West Barnstable, Map 136, Parcel 019, to replace existing deck, reduce by removing decking from the southwest elevation as indicated on the plans submitted.

So Voted: Aye, unanimous (Richard, Bearse, Jessop)

Lesley Wallace is absent for this vote.

Eversource Energy, Utility Pole #234, approximate location 4441 Main Street, Barnstable, Map 356, Parcel 002 Verizon Wireless to mount wireless communication equipment, including antenna, remote radio head, and associated equipment

Motion duly made by Carrie Bearse, seconded by Jessop, to Approve the Certificate of Exemption (Exhibit K) for Eversource Energy, at Utility Pole #234, approximate location 4441 Main Street, Barnstable, Map 356, Parcel 002, to mount a wireless communication equipment, including antenna, remote radio head, and associated equipment as indicated on the plans submitted.

So Voted: Aye, unanimous (Richard, Bearse, Jessop)

CERTIFICATE OF EXEMPTION

Lesley Wallace returns to the table.

Soares, Wellington, 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003
Construct a 14' X 14' Gazebo and a 10' X 20' Shed

The material and location of the shed are discussed. While the material is not appropriate for the district, the house is located on a cul-de-sac and the shed and gazebo will not be visible from a public way.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit N) for Wellington Soares, of 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003, to construct a 14' X 14' gazebo and a 10' X 20' shed as indicated on the plans submitted all to match existing home.

So Voted: Aye, unanimous

MINOR MODIFICATIONS

DePaula, Alick, 444 Main Street, West Barnstable, Map 133, Parcel 003
Apply black coat asphalt on existing driveway; originally approved on 12/13/17

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit O) for Alick DePaula, of 444 Main Street, West Barnstable, Map 133, Parcel 003, to apply black coat asphalt driveway as indicated on the plans submitted.

So Voted: Aye, unanimous

Cordeiro, Scott, 170 Millway, Barnstable, Map 300, Parcel 034/001
Reduce overall footprint and slightly modify all elevations

Motion duly made by George Jessop, seconded by Carrie Bearse, to Approve the Minor Modification (Exhibit P) for Scott Cordeiro of 170 Millway, Barnstable, Map 300, Parcel 034/011, to reduce overall footprint and slightly modify all elevations as indicated on the plans submitted.

So Voted: Aye, unanimous

OTHER

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated July 11, 2018 (Exhibit Q).

Aye: 3
Abstain: 1, Jessop
So Voted: Aye

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve Meeting Minutes, Dated July 12, 2018 (Exhibit R) as amended to correct the name of Larry Mularie.

Aye: 3
Abstain: 1, Jessop
So Voted: Aye

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated July 25, 2018 (Exhibit S).

So Voted: Aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by Lesley Wallace at 8:40pm.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File	156/057/000
Exhibit B	Certificate of Appropriateness	File	317/043/001
Exhibit C	Certificate of Appropriateness	File	110/004/006
Exhibit D	Certificate of Appropriateness	File	136/017/000
Exhibit E	Certificate of Appropriateness	File	299/043/001
Exhibit F	Certificate of Appropriateness	File	278/046/001
Exhibit G	Certificate of Appropriateness	File	299/058/000
Exhibit H	Certificate of Appropriateness	File	278/022/000
Exhibit I	Certificate of Appropriateness	File	155/045/000
Exhibit J	Scenic Roads Application	File	Eversource Energy Tree Removal
Exhibit K	Certificate of Exemption	File	356/002/000
Exhibit L	Certificate of Exemption	File	136/025/000
Exhibit M	Certificate of Exemption	File	136/019/000
Exhibit N	Certificate of Exemption	File	334/010/003
Exhibit O	Minor Modification	File	133/003/000
Exhibit P	Minor Modification	File	300/034/001
Exhibit Q	Meeting Minutes	Dated	July 11, 2018
Exhibit R	Meeting Minutes	Dated	July 12, 2018
Exhibit S	Meeting Minutes	Dated	July 25, 2018