

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

**MINUTES
Wednesday, June 26, 2013
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
Bill Mullin	Absent
Mary Blair Petiet	Present
Ellen Merritt	Present

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

Constantine, Charles & Georgia, 66 Capes Trail, West Barnstable, Map 109, Parcel 013-007

Install 14 Solar Panels on Roof, Front Elevation

(Continued from June 12, 2013)

Represented by Nolan Richardson, Solar City and Charles Constantine, Homeowner

NOTE: Mary Blair Petiet recuses herself from the discussion and vote as she was not present at the June 12, 2013 Meeting

Chair Bearse noted for the record that this application was continued as there was discussion of a possible alternate location for the solar panels.

Nolan Richardson stated that they did look into placing them on the rear roof elevation and there are efficiency issues due to shading and that the lack of efficiency would not meet the requirements for the tax rebate, plus an additional cost factor for the homeowner. Mr. Constantine stated that he did have the trees in the front trimmed, but he did not have to cut them down and he has spoken to his neighbors who are concerned about the view. He does not believe that the view should be an argument for not allowing the panels.

Carrie Bearse explained that the purview of this Committee is aesthetics and they do take into consideration abutter concerns regarding the view. Historically, they have not allowed solar panels on the front of the house especially if there is neighborhood opposition to the aesthetics. They also take into consideration the efficiency of solar panels and wind turbines.

George Jessop noted that the applicant mentioned that there is shading on the rear elevation, however, the photographs submitted with the application indicate quite a bit of sun is available. He suggested that a shading diagram would be helpful in determining how much area is available on the rear elevation.

Ellen Merritt added that it would also be helpful if they had a site analysis showing the actual panels as they would be placed on the roof. She noted that there did not appear, at least in the photographs provided, to be many trees at the rear elevation. She also recalled that one of the neighbors concerns was that their house was at a higher elevation and it would be helpful if they had a photo of exactly how much of the solar panels will be seen fro the different vantage points.

Nolan Richardson explained that placing the panels on the rear of the house has more to do with north facing issues. George Jessop asked if the panels could be angled. Mr. Richardson responded that the rear roof would not support a piping system and would involve a major renovation to accommodate this.

Chair Bearse opened Public Comment:

Bruce Everett, an abutter from across the street, agrees that you can not accurately determine what the view of the panels will be by the photo submitted as it was taken at street level in front of the applicants house. His property across the street is approximately 10 feet higher at the first floor level, so it is all about perspective. He would have to look at these panels every day.

Stephen Hannagan, also an abutter across the street stated that he suggested the applicant place the panels on the back of the house. In his opinion, there is plenty of sun at this elevation. He moved to this area because it was in the historic district and he is opposed to the placement of the panels.

Mr. Constantine stated that this is not a historic neighborhood and does not feel this should be used as an argument.

Katherine Everett stated that this neighborhood is in the historic district and everything from the color of the houses, the roof; even shutters need to be approved by this Committee.

Katrina Hannagan wished to add for the record, that the applicant has cut down many trees in the back of the house in order to grow grapes and it is her understanding that sun is needed for this.

Chair Bearse closed the Public Comment and asked for final comments from the Members.

George Jessop stated that he would like to see a comparison of what is available in regard to space for the front elevation versus the rear elevation on a rendering before he makes a decision. To him, it seems that there is at least the same amount of area available on the rear elevation. He would also appreciate seeing a shading diagram.

Ellen Merritt would also be interested in this type of rendering to determine the efficiency of placing the panels on the rear of the roof to utilize as much of the back side of the house versus the amount you would need for the front. She would also appreciate a site analysis that shows the panels as they would be placed on the front elevation.

Chair Bearse reiterated to the applicant that approval of solar panels on the front of the house in the Historic District is rare and have been approved only in cases where it is a secluded lot where there is no visibility and no neighborhood opposition. She offered the applicant the same options as at the last meeting where they could continue to the next meeting to allow them to do a much more extensive investigation of putting the panels on the rear elevation or they could proceed with a vote. Mr. Constantine stated that he would like to provide the information the Committee has requested. Carrie Bearse thanked the applicant for their cooperation.

Motion duly made by George Jessop, seconded by Ellen Merritt to Continue the Certificate of Appropriateness (Exhibit A) for Charles & Georgia Constantine at 66 Capes Trail, West Barnstable to July 10, 2013 at 6:30pm. So Voted Unanimously

NOTE: Ellen Merritt recuses herself from the remainder of the meeting at 6:54pm

NEW APPLICATIONS

Carvounis, Loucas K, 49 Chole Court, Barnstable, Map 278, Parcel 030

Install Solar Panels on Rear Roof Elevation

Represented by James Cazeault & Tim Sanborn, Contractors

Mr. Cazeault stated that the panels are proposed for the rear of the house and he does not believe that they will be visible to any neighbor as this house abuts the railroad tracks. George Jessop commented that it appears they took advantage of every square foot available which is what he usually suggests. Mr. Sanborn added that a good portion of the rear roof is flat so you would be hard pressed to see it at all.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for Loucas K. Carvounis at 49 Chole Court, Barnstable as Submitted due to rear location of panels and not visible to abutters.

So Voted Unanimously

Bassett, Dana & Heidi, 244 Boulder Road, Barnstable, Map 315, Parcel 035

Install Solar Panels on Rear Roof Elevation

Represented by Heidi Bassett

Ms. Bassett noted that her house is located at the end of a cul de sac which abuts the highway and the panels will be located on the rear elevation. There is also mass vegetation between her house and the highway. Mary Blair Petiet referred to the aerial photograph submitted with the application and noted that it is very clear that the panels will not be seen from any vantage point.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit C) for Dana & Heidi Bassett at 244 Boulder Road, Barnstable as Submitted due to the rear location of panels and that they are not visible from any vantage point.

So voted Unanimously

Sigsbee, Carl, 176 High Street, West Barnstable, Map 134, Parcel 003

Window & Door Alterations/Replacement, Construct New Deck

Represented by Carl Sigsbee and Mark Farber, Agent

Mr. Farber commented that there will be no change to the footprint, other than the deck. The current windows are failing and they propose to rearrange the windows on the deck side so they are more in line with the other windows. Also proposing to add some more trim detail to tie the whole house together. Carrie Bearse asked if the door will have the

sidelights as shown in the sample provided with the application and Mr. Farber noted that they would be adding the sidelights. The windows are Eagle with a burgundy trim which will match the rest of the trim of the house. The deck railing system will be a combination of wood and horizontal cables.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) for Carl Sigsbee at 176 High Street, West Barnstable as Submitted and noting that the door will have sidelights.

So Voted Unanimously

Pacheco, Douglas, 2482 Meetinghouse Way, West Barnstable, Map 155, Parcel 026

Change of Exterior Paint Color, Front and Side Doorsteps to Wood

Represented by Douglas Pacheco

Mr. Pacheco is restoring the house which has been in disrepair for a long time. He proposes an old mustard yellow for the siding and a dark green for the doors. All the windows will stay original, the casing will be painted black and the trim and sills will remain white. He is trying to put everything back to its original state. The concrete step will be removed and replaced with a wood step, painted dark green. The members agree the colors are appropriate and appreciate the effort Mr. Pacheco is undertaking.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit E) for Douglas Pacheco at 2482 Meetinghouse Way, West Barnstable as Submitted.

So Voted Unanimously

Hoog, Marie, Tr, Hoog Family Realty Trust, 8 Bow Lane, Barnstable, Map 299, Parcel 051

Demolition of Garage

Represented by Alexandre Brynolfson, Agent

Mr. Brynolfson reviewed the photographs that were submitted with the application. As you can see by the photos, the garage has been neglected for several years. As it stands today, it is uninsurable. Carrie Bearse asked if they knew when the structure was built, and Mr. Brynolfson stated that according to a Barnstable Patriot article from the 1980's, the original garage was removed in 1960, so they believe this was built sometime after 1960.

George Jessop commented that the building appears to be ready to fall down on its own.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Demolition (Exhibit F) for the Hoog Family Realty Trust at 8 Bow Lane, Barnstable as Submitted.

So Voted Unanimously

Davidson, Paul & Debra, 1895 Main Street, West Barnstable, Map 216, Parcel 025

Install 4' & 6' Vinyl Fencing

Represented by Paul & Debra Davidson

Mr. Davidson noted that they are trying to put a fence in the back yard and he reviewed the location and set backs of the fence with the members. The fence will sit approximately 118 feet back from the street and the only area that will be seen is a 12-15 foot section on the west elevation. He would be willing to put a wooden fence along this side or plant vegetation so that no part of the fence would be visible. The fence proposed is a solid vinyl fence; the side sections will be 4' picket with a scallop top and a small section at the rear will be 6' panels with a lattice top.

Carrie Bearse stated that they rarely approve vinyl fences, especially along Route 6A; however, looking at the property and knowing the home, it would be virtually impossible to see. Someone would have to drive all the way down the driveway. She does believe it would be appropriate to request some sort of screening for the fence along the west elevation. Mr. Davidson noted that he would install a wood section at this elevation.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to approve the Certificate of Appropriateness (Exhibit G) for Paul & Debra Davidson at 1895 Main Street, West Barnstable as Amended for a solid vinyl fence due to location which can not be seen and for the installation of a wooden section along the west elevation.

So Voted Unanimously

Maher, Andrew & Amanda, 12 Salten Point Road, Barnstable, Map 280, Parcel 029

Replace Existing 10' x 16' Stone Patio with 20' x 20' Wooden Deck

Represented by Andrew Maher

Mr. Maher stated that the dimensions of the deck have changed from 20' x 20' to 16' x 24'. The original deck was built in the 1960's and has deteriorated. He proposes to use painted wood for the skirtboard with a mahogany deck to match the grey shingles. George Jessop noted that due to the height of the deck, no railings are required.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit H) for Andrew & Amanda Maher at 12 Salten Point Road, Barnstable as Amended to reflect new dimensions of deck at 16' x 24'.

So Voted Unanimously

Perrault, Michel & Anne, 79 Althea Drive, Barnstable, Map 333, Parcel 020

Construct 20' x 26' Addition at Rear Elevation

Represented by Michel & Anne Perrault

Mr. Perrault explained that the addition is on the back of the house and set back from the street. The chance of seeing the addition is minimal due to location and vegetation. The paint color will match that of the house and trim will be white. Carrie Bearse asked if they windows will have grills and Mrs. Perrault responded that they are not proposing grills at this time. The other windows in the house have snap in grills and they may decide to add them at a future date. Carrie Bearse noted that as this is on the back of the house, no grills would be appropriate.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit I) for Michel & Anne Perrault at 79 Althea Drive, Barnstable as Submitted, noting that grills are not proposed at this time due to rear location, but may be added at a future time.

So Voted Unanimously

MINOR MODIFICATIONS

Drew, Eric, 1190 Main Street, West Barnstable, Map 178, Parcel 015, 001

Addition of Dormer on Rear Elevation, Change door from Left Elevation to Right Elevation

George Jessop commented that the dormer is appropriate and wished to add for the record that the dormer is stepped in two feet on either side.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Minor Modification (Exhibit J) for Eric Drew at 1190 Main Street, West Barnstable as Submitted.

So Voted Unanimously

UPDATES

Doe, William & Shirley, 3611 Main Street, Barnstable, Map 317, Parcel 043

Railing System Submission: Azek Slate Grey

Members were awaiting the submittal of a proposed cable railing system on a previously approved deck. The applicants have decided to return to the original proposed azek railing system in slate grey.

Summary of Joint Meeting of Town Committee's and the Regional Commission

Carrie Bearse reported that she attended the workshop of the Regional Commission and the six Town Committees. The workshop was very informative and each of the town Committees was represented.

APPROVAL OF MINUTES

Minutes of May 22, 2013

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Minutes of May 22, 2013 as Submitted.

So Voted Unanimously

Minutes of June 12, 2013

The minutes of June 12, 2013 were continued to July 10, 2013 as there was not a quorum present to approve.

Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by George Jessop to Adjourn the Meeting at 7:58pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

- Exhibit A – Certificate of Appropriateness – File 109/013-007 dtd 6.12/2013
- Exhibit B – Certificate of Appropriateness – File 278/030 dtd 6.26, 2013
- Exhibit C – Certificate of Appropriateness – File 315/035 dtd 6.26.2013
- Exhibit D – Certificate of Appropriateness – File 134/003 dtd 6.26.2013
- Exhibit E – Certificate of Appropriateness – File 155/026 dtd 6.26.2013
- Exhibit F – Certificate of Demolition – File 299/051 dtd 6.26.2013
- Exhibit G – Certificate of Appropriateness – File 216/025 dtd 6.26.2013
- Exhibit H – Certificate of Appropriateness – File 280/029 dtd 6.26.2013
- Exhibit I – Certificate of Appropriateness – File 333/020 dtd 6.26.2013
- Exhibit J – Minor Modification – File 015/001 dtd 5.23.2012