

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, December 09, 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	Absent
Ellen Merritt	Present
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.

APPLICATIONS

Nicolle, Pascal & Elisa, 70 Maple Street, West Barnstable, Map 132, Parcel 021-002

Construct 14' x 24' Garage

Represented by Chris McGrath, Pine Harbor Wood Products

Mr. McGrath detailed the project which proposes to build a 14' x 24' detached garage behind the existing house. The garage doors have been revised to reflect a less dramatic door, with a curved top and flat panels. George Jessop asked if this would be visible from the road and Mr. McGrath indicated that it would not in his estimation.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Pascal & Elisa Nicolle at 70 Maple Street, West Barnstable as Submitted. So Voted Unanimously

Hawley, James, Jr. 259 Main Street, West Barnstable, Map 134, Parcel 013

Install Solar Panels on Side Roof Elevation

Represented by Cheryl Gruenstern, Solar City Corp

Paul Richard confirmed that the panels located on the side elevation would not be visible from Route 6A.

Cheryl Gruenstern agreed that between the natural screening and the siting of the house, the panels would not be visible.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit B) for James Hawley, Jr. at 259 Main Street, West Barnstable as Submitted due to the location of the panels which will not be visible from Route 6A. So Voted Unanimously

Munsell, David, Jr & Diane, 3074 Main Street, Barnstable, Map 279, Parcel 035

Alteration of Windows

NOTE: Applicant requested that the Committee review the Application with no representation. The Committee tabled this application to the end of the Agenda where members reviewed the request to remove two 6/6 windows and install a new 6/6 tru divided lite wood double mulled pair window in slightly different location. Members agreed this was appropriate.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for David & Diane Munsell, Jr. at 3074 Main Street, Barnstable as Submitted. So Voted Unanimously

Paluck, David & Pamela, 388 Plum Street, West Barnstable, Map 196, Parcel 018

Alteration of Windows

Represented by David Paluck

Mr. Paluck stated that almost half the windows will be replaced at this time and proposed windows will have grills between the glass to replace fixed exterior grill windows. Carrie Bearse asked if he had considered applied grills to match the remaining windows and Mr. Paluck noted that he hopes to eventually replace all the windows.

Carrie Bearse stated that given the history and age of the house, as well as the location, applied grills would be appropriate, but grills between the glass would be acceptable as well. Trim width around the windows will remain the same.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit D) for David & Pamela Paluck at 388 Plum Street, West Barnstable as Submitted. So Voted Unanimously

Smedberg, Richard & Barbara, 37 Maushop Ave, Barnstable, Map 298, Parcel 097

Install Solar Panels on Rear Elevation

Represented by Richard Smedberg

Carrie Bearse inquired if the panels would be visible to any neighbors and Paul Richard confirmed the location on the rear elevation and not visible.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Richard & Barbara Smedberg at 37 Maushop Ave, Barnstable as Submitted. So Voted Unanimously

Walton, Myles & Weigel, Annalisa, 139 Freezer Road, Barnstable, Map 300, Parcel 019

Construct Additional 1 ½ Story Addition, Decks, Retaining Wall

Represented by Steve Cook, Cotuit Bay Design and Myles Walton & Annalisa Weigel

Steve Cook explained that the existing structure is a one story dwelling at the end of Freezer Road and is a very small house on pilings close to the street. He is proposing a 2 ½ story dwelling and new foundation with stone facing. Design is colonial with two gables on each end. The roof will be removed and a new full second story and one half story with small dormers will be added. The plan calls for a small deck on the rear and three decks on each floor overlooking the harbor. White cedar shingles, azek trim, Andersen windows 2/1 with grills.

Carrie Bearse voiced concern regarding the appropriateness of the 2 ½ stories in this neighborhood. The height and the three decks is concerning and she would like to see a design that reflects a smaller house that fits into the neighborhood. George Jessop stated that you usually see three decks in the Boston area as triple deckers. The massing and the height look very much like those. He suggested a jettied rake to give it more of a Nantucket look or enhancing the scale with breaks and clipping the ceiling on the second floor. Paul Richard commented that he believes the front elevation, which overlooks warehouses, does have a Nantucket look, but the rear elevations with the three decks is also the view from Rendezvous. He would like to see two stories as well. Ellen Merritt concurred that the size of the structure is a concern as it relates to the character of the street. She also would like to see it smaller, two stories and the three decks is too much in her opinion. Steve Cook stated that if the three decks is an issue, they might be able to change that. George Jessop suggested a one foot overhand that would diminish the third floor dormer and visually draw the building down. Carrie Bearse advised the applicant that she believes that revisions would be appropriate, especially the rear elevations and suggested a continuation. The applicants agreed to a continuation to review the plans.

Motion duly made by George Jessop, seconded by Paul Richard to Continue the Certificate of Appropriateness for Myles Walton & Annalisa Weigel at 139 Freezer Road, Barnstable to January 13, 2016 at 6:30pm. So Voted Unanimously

Maki, Frank, Jr. & Susan, 881 Oak Street, West Barnstable, Map 216, Parcel 072

Install Solar Panels on Rear and Side Elevations

Represented by Daniel Ahern, Contractor

Carrie Bearse confirmed that the solar panels will be located on the rear and side elevations and not visible from the road. Paul Richard added that there are many trees in front of the side dormer that will make the panels invisible.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit F) for Frank & Susan Maki at 881 Oak Street, West Barnstable as Submitted. So Voted Unanimously

Town of Barnstable (Lomb), 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040

Lombard Field & Parking Improvements

Represented by Melissa Flynn, SMRT Architects

Melissa Flynn explained that she has been working with the Town for improvements to the field and parking area. The primary issue is to improve the safety of the field and the parking lot. The field will remain with natural grass and replace the fencing with black chain link. The existing press box will be demolished and a new box constructed along with athletic lighting. Six new lights with timer, master and remote that could be turned off by a Town employee. Parking is currently graveled and they propose paving as they want to maximize the parking. The playground will be relocated to the far side of the property for safety of the children. New curb cut along Meetinghouse Way to allow for better site access. A new retaining wall will be required for the new curb cut. No large trees along Meetinghouse Way will be removed; however, 4 larger trees directly next to the playing field are proposed to be removed. There is a replanting plan that was submitted as well. New entrance sign, white with black lettering to match the Community Building is also proposed. Carrie Bearse asked what material is proposed for the parking area and Melissa Flynn confirmed it will be asphalt. The sidewalks and walking paths will be a combination of asphalt and concrete. Members reviewed the proposed site plan and Melissa Flynn noted that all plantings will be native to the area. It was also determined that the retaining walls will be 2 ½ - 3 feet at the highest.

Ellen Merritt voiced concern that too many uses are vying for the small space and as a result, an intense design. According to the Comprehensive Plan for the Village of West Barnstable, there is a concern for the concrete sidewalk. In addition, the curb cut as well as the paths are a safety concern. She would like the existing entrances to remain, eliminate the paths as they are proposed and the concrete should become a crushed stone. Was there any consideration of moving the playground to another location, perhaps closer to the Senior complex or even to the BWB Elementary School as that playground is being removed. Melissa Flynn replied that they were tasked with trying to keep it all within the property lines with an emphasis on safety. Other concerns of Ellen Merritt were the path around the ball field as she believes one will be created naturally. The black chain link fence should be green and the new signage should be incorporated into the existing sign. Asphalt is not appropriate for the parking lot and she would suggest porous paving such as poly pavement which is a mixture of existing soil and looks like dirt/soil. It was also suggested that rather than the white stripped lines it would be nice to look at a railing system such as the posts we have currently. With regards to the plantings, she inquired if there was an irrigation system and Melissa Flynn confirmed there will be one only for the ball field. She suggested many plantings that would be better suited to the area as well as additional trees that would complement those proposed (See Exhibit G). Melissa Flynn responded that they could look at the curb cut and she will talk with John Juros regarding the other comments. Her charge was with the parking layout and to try and get as many spaces as possible without having to pave the whole thing. Carrie Bearse added that she was not thrilled with all the asphalt, but did think it was a good proposal. She believes that Mr. Juros would be able to speak more about the asphalt, maintenance plan and the ability to plow when it snows. Ellen Merritt added that perhaps, in the winter, you would not need asphalt for the playground and/or Selectman's Building area because they will not be in use. Paul Richard inquired about the new lighting and if it is more or less intense. Melissa Flynn explained that the pools are a bit higher and much less light spill will result around the field. It is a more focused light, directed to the field and not spilling off on the road. It will also have remote turn off so that they are not on all night. George Jessop stated that he likes the idea of the crushed stone dust around the ball field and feels that this is part of the charm of the design. He also cautioned that there are clay issues, especially around the Selectman's Building. Chair Bearse then opened Public Comment:

Mary Burke, a direct abutter across the street asked if the size of the playground will increase and Melissa Flynn confirmed that it will remain the same size. Ms. Burke gets a lot of traffic at her horse farm from the playground and if it can be located farther down, that would be good. The lighting now goes right into their house and Melissa Flynn confirmed that this light will be eliminated. Ms. Burke's other concern is the new curb cut in the middle of the hill on a very busy road is a dangerous place to put it. Agrees that a lot is going on in this small area.

Judy Desrochers stated that she hopes someone visited the Cotuit ball field because it is a very attractive field, especially the green fencing. She, too, has concerns about the new curb cut and she is very familiar with this area of the road. It is a very fast paced area and hopes that there may be a way to maintain the existing entrance. One of the meetings she attended with the Civic Association also had a discussion on the amount of asphalt and the materials proposed. Hopes there will be more discussion on this. The Selectman's Building and the play area are not used during the winter, and perhaps thought to porous materials will be explored. She also had questions on the details regarding the lighting style for the rest of the area. Melissa Flynn explained that the proposal is for dark sky cut off, standard parking lot lights. In response to the question of if there are any alternatives; Ms. Flynn responded that when you go with more quaint lighting, you end up with the light spill.

Priscilla Jones stated that she did not know about this project and thought that there would be more meetings. She thinks that the residents should have been more informed. She is afraid this design will totally overwhelm the area. She is also for moving Luke's Love playfield and she would like to see a landscape architect with training in historic centers take a look at the design and the impact on the historic area. Melissa Flynn stated that there have been two meetings with the Civic Association and a follow up meeting at their annual meeting in January is scheduled.

Hearing no more comment, Chair Bearse closed Public Comment.

George Jessop agrees that the green fencing would be better than the black because green will disappear. The asphalt paving around the Selectman's Building would improve the run off conditions around the building. Acorn style lighting fixtures can have prisms that allow you to change the direction of the lighting.

Motion duly made by George Jessop, seconded by Ellen Merritt to Continue the Certificate of Appropriateness for Town of Barnstable (Lomb), 2377 Meetinghouse Way, West Barnstable to January 13, 2016 at 6:30pm.

Scriber's Note: Applicant has subsequently requested a continuance to January 27, 2016.

INFORMAL DISCUSSION

Request made by Mr. Larry Mulaire for a discussion on Certificate of Appropriateness for Douglas Mitchell at 2560 Main Street, Barnstable, Map 258, Parcel 002-002 for approval of the construction of garage. Mr. & Mrs. Mulaire were present to discuss the project that was approved by Old King's Highway for the construction of a garage. He thanked the members for scaling down the project, but was concerned that no abutters received notification of the application. Chair Bearse explained the process of notifying abutters and staff presented the list of abutters, of which Mr. & Mrs. Mulaire were included.

UPDATES

Paine Black House, 2135 Meetinghouse Way, West Barnstable
Restoration of Windows and Doors

Staff reported that she has received notification that The DPW will be restoring the original windows and doors of the Paine Black House. This will include the removal of the windows to be sent out for restoration.

MINOR MODIFICATION

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

Remove proposed Screened in Sunroom

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Minor Modification (Exhibit H) for Vincent & Laurie Defelice at 2641 Main Street, Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Doherty, Robert, 484 Cedar Street, West Barnstable, Map 109, Parcel 018

Construct 18' x 18' Sunroom on Rear Elevation

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit I) for Robert Doherty at 484 Cedar Street, West Barnstable as Submitted.

So Voted Unanimously

McCue, Bruce, 119 Bayberry Lane, Barnstable, Map 335, Parcel 037

Window and Garage Door Alteration Rear and Left Elevation

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit J) for Bruce McCue at 119 Bayberry Lane, Barnstable as Submitted.

So Voted Unanimously

Greenberg, Mark, 209 Percival Drive, West Barnstable, Map 110, Parcel 001-006

Enclose 16' x 18' Room on Rear Elevation

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit K) for Mark Greenberg at 209 Percival Drive, West Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

October 28, 2015

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minutes of October 28, 2015 as Submitted.

AYE: Barse, Jessop, Richard

ABSTAIN: Merritt

Having no further business before this Committee, a motion was made by Ellen Merritt, seconded by Paul Richard to Adjourn the Meeting at 8:43pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 132/021002 dtd 12.09.2015
Exhibit B – Certificate of Appropriateness – File 134/013 dtd 12.09.2015
Exhibit C – Certificate of Appropriateness – File 279/035 dtd 12.09.2015
Exhibit D - Certificate of Appropriateness – File 196/018 dtd 12.09.2015
Exhibit E – Certificate of Appropriateness – File 298/097 dtd 12.09.2015
Exhibit F - Certificate of Appropriateness – File 216/072 dtd 12.09.2015
Exhibit G – Notes of Member Ellen Merritt – File 155/040 dtd 12.09.2015
Exhibit H– Minor Modification – 2015 Modification File dtd 12.09.2015
Exhibit I – Certificate of Exemption – 2015 Exemption File dtd 12.09.2015
Exhibit J– Certificate of Exemption – 2015 Exemption File dtd 12.09.2015
Exhibit K– Certificate of Exemption – 2015 Exemption File dtd 12.09.2015