

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, March 09, 2016**  
**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
Ellen Merritt	Absent
Paul Richard	Absent
David Munsell, Jr.	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**

**Kosman, Thomas & Weil, Ruth, 20 Sheep Meadow Road, West Barnstable, Map 109, Parcel 020**

Replace Front Door, Side Lights, Enhance Door Trim, Expand Landing, Replace Decking, Stairs & Railings with Mahogany

(Continued to March 9, 2016 to Correct Error in Legal Ad)

Represented by Thomas Kosman

Mr. Kosman explained that the existing brick steps are in a state of disrepair as is the front door and this is an opportunity to address both while adding a new mahogany landing with railings. The house has never had a lot of street traffic. George Jessop stated it is a good design and the caps on the railing would benefit with a sealer.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit A) for Thomas Kosman & Ruth Weil at 20 Sheep Meadow Road, West Barnstable as Submitted.**

**So Voted Unanimously**

**Glick, Edward, 236 Cedar Street, West Barnstable, Map 131, Parcel 054**

Install Solar Panels on Front & Side Elevations

(Continued from February 24, 2016)

Represented by Patrick Kilduff, Solar City

Mr. Kilduff stated that they did re-evaluate the design and looked at the suggestions of this Committee. One was to place additional panels on the garage; however, they can not add another row. The side elevation would only be able to fit four panels at best and not enough to take off all the panels proposed for the front. The rear elevation on the house does not get enough sun. As for placing the panels on the porch to the right, there are posts that would not be able to handle the load. This design was the best they could put together. Mr. Kilduff stated that the homeowner does not want to cut the production. He also noted that no abutters have voiced concern, the panels will be black and the roof is grey. There is also a lot of vegetation out front. The other suggestions by the Committee was a ground mounted array as well as a shallower pitch of the panels, both of which Solar City does not offer. David Munsell, Jr. voiced concern with the visibility of the panels on a highly traveled street. George Jessop stated that although Solar City may not offer the alternate of a ground mounted solar array there are other companies that do. Carrie Bearse appreciated the efforts to re-evaluate the design and the fact that no abutters have come forward; however, does not feel the panels which are very visible from both a highly traveled road and a scenic road is appropriate. She would be acceptable to an array on the garage only. Chair Bearse then explained the applicant's options that the Committee could vote or continue it again for another look. Mr. Kilduff wished the Committee to vote on the application.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Deny the Certificate of Appropriateness (Exhibit B) for Edward Glick at 236 Cedar Street, West Barnstable due to the number of panels proposed for the front elevation. The house is very visible from a designated scenic highway and a highly traveled road.**

**So Voted Unanimously**

## **APPLICATIONS**

### **Rafa, Michael & Hoft, Kristen, 201 Scudder's Lane, Barnstable, Map 259, Parcel 005**

Construct Addition, 2<sup>nd</sup> Floor Overhang with Deck, New Porch, Solar Panels

Represented by Richard Avery, Contractor

Mr. Avery explained the proposal which is to add a second floor addition with an overhang deck, new front porch with a small entry bumpout. Solar panels are proposed for the rear addition by the pool. Mr. Avery noted that he tried to keep the roof lines as similar to the original roof lines as possible. George Jessop suggested that since they are going the entire length of the house with a dormer, it would make sense to do a gambrel with a couple of pairing windows. Mr. Avery stated that while working with the architect, this was actually suggested, however, the homeowners did not like the look. Carrie Bearse stated that she does not believe that the proposed design is inappropriate. David Munsell, Jr. confirmed that the property is also along Calf's Pasture and is really set back.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit C) for Michael Rafa & Kristen Hoft at 201 Scudder's Lane, Barnstable as Submitted.**

**So Voted Unanimously**

### **Vaughn, Edward & Nancy, 40 Collie Lane, Barnstable, Map 335, Parcel 078-001**

Construct 12' x 18' Addition

Represented by Steve Cook, Cotuit Bay Design & Rob Padgett, Contractor

Steve Cook noted that the house is situated on a small lane off Mary Dunn Road. The house was a small cottage that was moved from Yarmouth. Proposing to add a 12' x 18' addition with materials that match the existing house. The windows and French door that are currently on the side of the house will be reused on the new addition. The roof pitch will also match. Carrie Bearse believes this is very appropriate.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit D) for Edward & Nancy Vaughn at 40 Collie Lane, Barnstable as Submitted.**

**So Voted Unanimously**

### **Budlong, Joyce, 40 Village Lane, West Barnstable, Map 155, Parcel 007-002**

Construct 18' x 24' Detached Garage

Represented by George Davis, Builder

Mr. Davis outlined the proposal to construct an 18' x 24' detached garage. Carrie Bearse confirmed that the garage door will face the street and that all materials will match the existing house.

**Motion duly made by David Munsell, Jr., seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit E) for Joyce Budlong at 40 Village Lane, West Barnstable as Submitted.**

**So Voted Unanimously**

### **Cutler, Richard & Dulin, Kimberly, 104 Deer Jump Hill, West Barnstable, Map 132, Parcel 041**

Install Solar Panels on Rear Elevation

Represented by Tyler Lagasse, Independent Power Systems

Carrie Bearse confirmed that the solar panels will be located on the rear elevation and not visible from the street. David Munsell, Jr. asked if the existing skylights will remain and Mr. Lagasse confirmed that the panels will be worked in around the existing skylights.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit F) for Richard Cutler & Kimberly Dulin at 104 Deer Jump Hill, West Barnstable as Submitted due to panels located on the rear elevation, remote neighborhood and not visible from the road.**

**So Voted Unanimously**

### **Zelman, Richard, named Buyer in a Purchase & Sales Agreement with Owners, Cook, Irene & Jeffrey, 133 Sunset Lane, Barnstable, Map 319, Parcel 022**

Expand Existing Garage, Construct New Screened Porch

Represented by Steve Cook, Cotuit Bay Design & Richard Zelman

Mr. Cook explained that currently there is a one car garage and the new owner would like to increase to a two car garage with the doors facing the street. The whole site is within the 50 foot buffer of Conservation and most of the driveway will be turned into grass. All siding, roofing and trim will match existing.

Staff pointed out that the site plan enclosed in the application indicates a 6' black chain link fence which was not included in the description on the application, therefore, not advertised or notified to abutters. Chair Bearse explained that fences can sometimes be contentious. Mr. Zelman asked if there were acceptable types of fences

that could be included in the application. It was agreed by the homeowner that he would withdraw the black chain link fence and replace it with a white picket fence 4' high. Currently, the side elevations have such a fence and he could tie in the new fence and continue with the same materials. Chair Bearse acknowledged abutter Yvonne Coursey and opened Public Comment.

Ms. Coursey had questions on the fence and if it will encompass the entire back lot including the sand pit. Mr. Zelman explained that the fence will wrap around the back of the property, including the sand pit and connect to the existing white picket style fence. George Jessop asked if Ms. Coursey objects to the fence and she replied that she objects to the landscapers coming onto her property to maintain the bushes that are next to the fence. She also stated that when the existing fence went in, they had to install it while on her property. Chair Bearse thanked Ms. Coursey for her concerns and stated that now that Mr. Zelman is aware of the concern, he can instruct the landscapers to stay on his property. The proposed new screen porch was discussed as to exact location and type of screen. Steve Cook explained that the deck will carry over to access the new screen porch on the rear of the house.

Hearing no further discussion, Chair Bearse closed Public Comment. Chair Bearse stated, that although the revised fence is considered an Exemption due to its height and material, a new site plan showing exactly where the fence will be placed will be required.

**Motion duly made by David Munsell, Jr., seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit G) for Richard Zelman at 133 Sunset Lane, Barnstable as revised per plans received 3/9/2016 with the removal of the black chain link fence and replacement of a 4' white picket fence and the submission of a new plot plan.**

**So Voted Unanimously**

**Kearney, Edward & Lisa, 46 Watergate Lane, West Barnstable, Map 217, Parcel 039**

Install Solar Panels on Front Elevation

Represented by Nate Blois, My Generation Energy

Mr. Blois explained the proposal to install 24 solar panels on the front elevation. The house is approximately 100 feet from the Lane and the house is located at a dead end street with only one other house. Carrie Bearse stated that in her opinion, the location of the house is truly off the beaten path with very little traffic.

**Motion duly made by Dave Munsell, Jr., seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit H) for Edward & Lisa Kearney at 46 Watergate Lane, West Barnstable as Submitted due to remote location of house on a rarely traveled dead end lane.**

**So Vote Unanimously**

#### **MINOR MODIFICATION**

**Conklin, Patrick & Mary, 575 Willow Street, West Barnstable, Map 130, Parcel 036**

Reconfiguration of Solar Panels

**Motion duly made by George Jessop, seconded by David Munsell, Jr., to Approve the Minor Modification (Exhibit I) for Patrick & Mary Conklin at 575 Willow Street, West Barnstable as Submitted.**

**So Voted Unanimously**

**Crisp, Ronald, 67 Pilots Way, West Barnstable, Map 217, Parcel 024-B00 & W00**

Enclose Open Lean to

**Motion duly made by George Jessop, seconded by David Munsell, Jr., to Approve the Minor Modification (Exhibit J) for Ronald Crisp at 67 Pilots Way, West Barnstable as Submitted.**

**So Voted Unanimously**

#### **CERTIFICATE OF EXEMPTIONS**

**Coes, Peter, 4405 Main Street, Barnstable, Map 350, Parcel 009**

Replace Two Double Hung Windows with Garden Window – Side Elevation

**Motion duly made by David Munsell, Jr., seconded by George Jessop to Approve the Certificate of Exemption (Exhibit K) for Peter Coes at 4405 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Verkade, Marc, 141 Governor's Way, Barnstable, Map 258, Parcel 056**

10' x 12' Shed

**Motion duly made by David Munsell, Jr., seconded by George Jessop to Approve the Certificate of Exemption (Exhibit L) for Marc Verkade at 141 Governor's Way, Barnstable as Submitted.**

**So Voted Unanimously**

**APPROVAL OF MINUTES**

**January 27, 2016**

**Motion duly made by George Jessop, seconded by David Munsell, Jr., to Approve the Minutes of January 27, 2016 as Submitted.**

**So Voted Unanimously**

**Having no further business before this Committee, a motion was made by George Jessop, seconded by David Munsell, Jr. to Adjourn the Meeting at 7:56pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 109/020 dtd 03.09.2016  
Exhibit B – Certificate of Appropriateness – File 131/054 dtd 03.09.2016  
Exhibit C – Certificate of Appropriateness – File 259/005 dtd 03.09.2016  
Exhibit D – Certificate of Appropriateness – File 335/078-001 dtd 03.09.2016  
Exhibit E – Certificate of Appropriateness – File 155/007-001 dtd 03.09.2016  
Exhibit F – Certificate of Appropriateness – File 132/041 dtd 03.09.2016  
Exhibit G – Certificate of Appropriateness – File 319/022 dtd 03.09.2016  
Exhibit H – Certificate of Appropriateness – File 217/039 dtd 03.09.2016  
Exhibit I – Minor Modification – File 130/036 dtd 02.24.2016  
Exhibit J – Minor Modification – File 217/024-B00 & W00 dtd 5/13/2015  
Exhibit K – Certificate of Exemption – 2016 Exemptions dtd 03.09.2016  
Exhibit L – Certificate of Exemption – 2016 Exemptions dtd 03.09.2016