

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, April 27, 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 Town Hall, Selectmen's Conference Room, 367 Main Street, Hyannis on the following application:

Carrie Bearse	Present
George Jessop	Absent
Ellen Merritt	Absent
Paul Richard	Present
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

Di Gioia, Diana & Masi, Melody, 33 Spruce Street, West Barnstable, Map 216, Parcel 051

Replace Clapboards with Vinyl Clapboard Siding on Front Elevation

(Applicant Request Withdrawal of Certificate of Appropriateness)

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Accept the Request for Withdrawal without Prejudice.

So Voted Unanimously

APPLICATIONS

Vatousiou, Peter, 30 Ironside Drive, West Barnstable, Map 111, Parcel 067

Install Solar Panels on Front Elevation

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot detailed the installation of the solar panels on the front elevation, noting that the house sits back on the lot and at the end of a cul de sac. Paul Richard stated that the panels would be visible as the road is not well treed. David Munsell, Jr. also made a site visit, but added that it is at the end of a dead end street and the large parcel of land surrounding this lot, he believes is Open Space with no future construction predicted. Carrie Bearse added that this Committee does make exceptions when the dwelling is located on a dead end road, not well traveled and no abutter objection.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Peter Vatousiou at 30 Ironside Drive, West Barnstable as Submitted for solar panels on the front elevation due to remote location at the end of a cul de sac, property abuts open space and no abutter opposition.

So Voted Unanimously

White, Susan Meade, 825 Main Street, West Barnstable, Map 156, Parcel 031

Install Solar Panels on Rear Elevation

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot explained that 10 solar panels will be installed on the rear elevation and not visible from the road.

David Munsell, Jr. confirmed that he visited the site and the panels will not be visible from Route 6A.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit B) for Susan Meade White at 825 Main Street, West Barnstable due to location of panels on rear elevation and not visible from any Public Way.

So Voted Unanimously

Herman, Peter & Iliadis, Annika, 185 Capes Trail, West Barnstable, Map 088, Parcel 007-002

Install Solar Panels on Rear Elevation

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot confirmed the location of the 14 solar panels will be on the rear elevation. The rear elevation faces the Mid Cape Highway.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit C) for Peter Herman & Annika Iliadis at 185 Capes Trail, West Barnstable as Submitted due to location of panels on rear elevation, remote neighborhood and no abutter opposition. So Voted Unanimously

Riley, William & Polivy, Kenneth, 2519 Main Street, Barnstable, Map 257, Parcel 010

Install Solar Panels on Rear Elevation

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot noted that these panels are also located on the rear elevation. David Munsell, Jr., pointed out that there is a new road, Aberle Way that was recently put in. This Way has a lot of vegetation, but he wondered if when the new subdivision goes in if this will change. He encouraged that this vegetation remain.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit D) for William Riley & Kenneth Polivy at 2519 Main Street, Barnstable as Submitted due to location of panels on the rear elevation and not visible from Route 6A with the request to try and keep the vegetation along Aberle Way. So Voted Unanimously

Framson, Gary & Elizabeth, 91 Cobble Stone Road, Barnstable, Map 316, Parcel 048

Install Solar Panels on Front & Rear Elevations

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot stated that 40 panels will be placed on both front and rear elevations of home. He pointed out that this dwelling has a gambrel roof and due to the pitch, the visibility on the front elevation will be minimal. Paul Richard stated when he went on the site inspection, if he didn't have Google map, he would not have been able to find the house. David Munsell, Jr. confirmed that the panels will be flat on the roof. Carrie Bearse added that due to the gambrel pitch of the roof, she feels the panels would have minimal visibility as well as the location of the dwelling and no abutters present.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Gary & Elizabeth Framson at 91 Cobble Stone Road, Barnstable as Submitted for solar panels on front and rear elevations due to gambrel roof pitch, remote location and no abutter opposition. So Voted Unanimously

Young, Rachel, 404 Marstons Lane, Barnstable, Map 348, Parcel 019

Install Solar Panels on Rear Elevation

Represented by Nathan Tissot, Solar City, LLC

Mr. Tissot explained that 25 panels will be placed on the rear facing roof. David Munsell, Jr. confirmed that the house is buried in the woods and due to the panels on the rear elevation, they will not be visible from any public way.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit F) for Rachel Young at 404 Marstons Lane, Barnstable as the solar panels will not be visible from any public way. So Voted Unanimously

Maki, Karl & Jan, 1700 Main Street, West Barnstable, Map 197, Parcel 035

Construct New Single Family Dwelling

Represented by Karl Maki & Karl Maki, Jr.

Mr. Maki stated that he wishes to build a small traditional Cape. Carrie Bearse noted that the application calls for windows with removable grills. She would like to see fixed exterior grills or at the least, grills between the glass for the front elevation. Mr. Maki agreed he could amend the application to reflect fixed exterior or grills between the glass for the front elevation. He added that the house will sit approximately 450 feet back on the lot. David Munsell, Jr., asked how high the retaining walls will be and Mr. Maki stated they will be approximately 6 to 6 ½ feet high. David Munsell, Jr., noted that the house looks like it will fit right in. The decking material will be composite as will the railings and are the only non traditional materials on the house.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Karl & Jan Maki at 1700 Main Street, West Barnstable as Amended to reflect windows in a 12/12 pattern will exterior fixed grills or grills between the glass for the front elevation.

So Voted Unanimously

Luciani, David, 220 Boulder Road, Barnstable, Map 315, Parcel 033

Install Solar Panels on Rear Elevation

Represented by Joel Rayberg, Amergy Solar and David Luciani

Mr. Rayberg stated that 23 solar panels will be installed on the rear elevation and will sit approximately 5" off the roof. Paul Richard confirmed that they will not be visible from the street.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit H) for David Luciani at 220 Boulder Road, Barnstable as Submitted due to location of panels on rear elevation and not visible from any public way.

So Voted Unanimously

Smith, Nancy dba Dolphin Restaurant, 3250 Main Street, Barnstable, Map 299, Parcel 031

Window Alteration on Side & Rear Elevations

Represented by Vincent Marino, Contractor

Mr. Marino detailed the project which includes replacing one window on the rear elevation and one on the side. The side elevation can be visible from 6A. Currently the side window is an awning window and they simply want to change it to a sliding window to allow ventilation in the kitchen. The rear window will have applied exterior grills.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit I) for Nancy Smith dba Dolphin Restaurant at 3250 Main Street, Barnstable as Submitted.

So Voted Unanimously

Paci, Mark, 127 Point Hill Road, West Barnstable, Map 136, Parcel 021

Construct Dormer, Replace Windows & Doors, Replace Deck

Represented by Ryan Campbell, Contractor

David Munsell, Jr. confirmed that the decking material will be composite and that the owner will be re-roofing the entire rear elevation. Carrie Bearse asked if the proposed 2/1 windows with grills between the glass match what is on the house currently. Mr. Campbell explained that they do not, but the homeowner wishes to eventually replace all of the windows, but several need to be replaced now as there was a burst pipe over the winter. Carrie Bearse questioned if the 2/1 window pattern is appropriate for this style of house and believes the current 12/12 pattern is appropriate with the fixed exterior grills for the front elevation. David Munsell, Jr. noted that they are not replacing the front elevation at this time and Carrie Bearse explained that if they approve the 2/1 windows with grills between the glass, the homeowner eventually will be replacing the front elevation with this same style window. She believes 2/1 is acceptable on the rear elevation and at a minimum 6/6 for the front and side elevations and with fixed exterior grills. She also believes this is typical of similar houses in this neighborhood.

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Appropriateness (Exhibit J) for Mark Paci at 127 Point Hill Road, West Barnstable as Amended to reflect window replacements on side and the future replacement of front elevation windows be at a minimum of 6/6 pattern with fixed exterior grills with preference for 12/12 window pattern.

So Voted Unanimously

MINOR MODIFICATIONS

Mangan, James & Deborah, 28 Sturgis Lane, Barnstable, Map 278, Parcel 037

Extend Steps and Add Small Front Deck on In-Law Apartment

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Minor Modification (Exhibit K) of James & Deborah Mangan at 28 Sturgis Lane, Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Teague, Christian, 1492 Hyannis-Barnstable Road, Barnstable, Map 298, Parcel 023-001

Change of Exterior Paint Color

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit L) for Christian Teague at 1492 Hyannis-Barnstable Road, Barnstable as Submitted. So Voted Unanimously

Sweeney, John & Jane, 50 Sheep Meadow Road, West Barnstable, Map 109, Parcel 022

10' x 16' Screenhouse

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Exemption (Exhibit M) for John & Jane Sweeney at 50 Sheep Meadow Road, West Barnstable as Submitted.

So Voted Unanimously

Doucette, Mary, 2426 Main Street, Barnstable, Map 237, Parcel 027

10' x 12' Shed

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Exemption (Exhibit N) as Modified to locate the shed no farther forward than the back corner of the house, and if possible, even father back or behind the house.

So Voted Unanimously

Leombruno, Robert, 45 Harvey Avenue, Barnstable, Map 319, Parcel 143

10' x 12' Shed

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit O) for Robert Leombruno at 45 Harvey Avenue, Barnstable as Submitted.

So Voted Unanimously

Taylor, Maureen, 68 George Street, Barnstable, Map 319, Parcel 074

Expand Existing Deck Rear Elevation

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit P) for Maureen Taylor at 68 George Street, Barnstable as Submitted.

So Voted Unanimously

Devine Enterprises LLC, 58 Governor's Way, Barnstable, Map 258, Parcel 058

Expand Existing Deck on Rear Elevation, Replace Window with Slider

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Certificate of Exemption (Exhibit Q) for Devine Enterprises LLC at 58 Governor's Way, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

March 09, 2016 (Continued to May 11, 2016 Meeting)

March 23, 2016

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Minutes of March 23, 2016 as Submitted.

So Voted Unanimously

Having no further business before this Committee, a motion was made by Paul Richard, seconded by David Munsell, Jr. to Adjourn the Meeting at 7:36pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 111/067 dtd 04.27.2016
Exhibit B – Certificate of Appropriateness – File 156/031 dtd 04.27.2016
Exhibit C – Certificate of Appropriateness – File 088/007-002 dtd 03.23.2016
Exhibit D – Certificate of Appropriateness - File 257/010 dtd 04.27.2016
Exhibit E - Certificate of Appropriateness - File 316/048 dtd 04.27.2016
Exhibit F– Certificate of Appropriateness - File 348/019 dtd 04.27.2016
Exhibit G– Certificate of Appropriateness - File 197/035 dtd 04.27.2016
Exhibit H– Certificate of Appropriateness - File 315/033 dtd 04.27.2016
Exhibit I– Certificate of Appropriateness - File 299/031 dtd 04.27.2016
Exhibit J– Certificate of Appropriateness - File 136/021 dtd 04.27.2016
Exhibit K – Minor Modification – 2016 Modification File dtd 04.27.2016
Exhibit L – Certificate of Exemption – 2016 Exemption File dtd 04.27.2016
Exhibit M– Certificate of Exemption – 2016 Exemption File dtd 04.27.2016
Exhibit N– Certificate of Exemption – 2016 Exemption File dtd 04.27.2016
Exhibit O– Certificate of Exemption – 2016 Exemption File dtd 04.27.2016
Exhibit P– Certificate of Exemption – 2016 Exemption File dtd 04.27.2016
Exhibit Q– Certificate of Exemption – 2016 Exemption File dtd 04.27.2016