

Town of Barnstable
Old King's Highway Historic District Committee
MEETING MINUTES
Wednesday, May 10, 2017
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	Absent
George Jessop	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alt	Absent
Erin K. Logan, Admin Assist	Present

A quorum being met, Chair Richard 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

Lewis, Jon & Eliza, 111 Harvey Avenue, Barnstable, Map 319 Parcel 012

Remove existing 12' X 12' Shed

Representation Mike Rockwell

Richard asks Rockwell to confirm the shed.

Rockwell indicates that shed is falling apart and they want to demolish as first part of the project.

Richard asks if there are questions or concerns.

Jessop asks if they are going to put anything back on the same site.

Richard advises that the application to rebuild is next on the agenda.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate for Demolition (Exhibit A) for Jon & Eliza Lewis of 111 Harvey Avenue, Barnstable, Map 319 Parcel 012, for the demolition of the exiting 12' X 12' shed as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: unanimous

Lewis, Jon & Eliza, 111 Harvey Avenue, Barnstable, Map 319 Parcel 012

Construct 18' X 20' outbuilding

Representation Mike Rockwell

Munsell asks if the shed is going into the same location as the current shed.

Rockwell advises that it will be moved to the West of the property and will be a little bigger using the same materials as the main home.

Wallace asks if it will be closer to neighbor in rear.

Rockwell replies that it will be closer to the side of the home; keeping it parallel to where it was.

Munsell asks which elevation faces the street. The East elevation?

Rockwell responds, east or West [elevations], they are identical. Rockwell also confirms he will be using White Cedar shingles.

Jessop asks what the shed is going to be used for.

Rockwell replies that he doesn't know.

Richard points out that [we] don't have prevue over the use of the shed.

Motion duly made by David Munsell, seconded by George Jessop, to Approve the Certificate of Appropriateness (Exhibit B) for Jon & Eliza Lewis of 111 Harvey Avenue, Barnstable, Map 319 Parcel 012, to build an 18' X 20' outbuilding, as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: unanimous

Eger, Bryan, 57 Angela Way, West Barnstable, Map 133 Parcel 072

Build addition to the east side of the home.

Representation by Bryan Eger

Richard asks the applicant to confirm where the addition is?

Egar points out the addition on the plans.

Munsell asks for confirmation, just this room (pointing to plan).

Richard points to the plan, confirming again with the committee and applicant.

Munsell asks if there will be access to the second floor.

Egar responds, no.

David asks about material for the railings.

Egar indicates they would like to do use PVC and paint it.

Richard confirms that all other materials will match the house.

The Egars confirm the addition will match the existing house.

Richard asks if there are any concerns.

Richard asks if windows will match.

The Egars confirm the windows will match.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit C) for Bryan Eger of 57 Angela Way, West Barnstable, Map 133 Parcel 072, to build an addition to the east side of the home, as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: Unanimous

Desrocher, Timothy, 354 Old Jail Lane, Barnstable, Map 277 Parcel 018

Build 20' X 16' Pool Cabana

Representation Timothy Desrocher

Munsell asks if they already have a pool.

Desrocher advises, yes, they installed the pool last fall.

Richard asks about the skylights to which Desrocher advises they face the back.

Wallace asks if they have a shed already that can be seen from the street.

Desrocher responds, yes, and advises that the pool pump sits on the backside of the shed.

Richard asks if there are any questions and concerns. Members indicate no.

Motion duly made by David Munsell, seconded by George Jessop, to Approve the Certificate of Appropriateness (Exhibit D) for Timothy Desrocher of 354 Old Jail Lane, Barnstable, Map 277 Parcel 018, to build a 20' X 16' Pool Cabana as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: unanimous

Peterson, Richard, 45 Collie Lane, Barnstable, Map 335 Parcel 078-003

Replace Windows

Representation Richard Peterson

Munsell asks if [they] are replacement windows.

Peterson advises they are replacement windows and that he is looking at something with low maintenance.

Chair Richard asks about the window style. Are they one over one?

Peterson advises they are twelve-pane sashes. He adds that he would like them to be six pane as he wants the barn to match the house.

Jessop asks if the building is insulated. Advises that he does not need an insulated series window.

Peterson replies that he wants something he doesn't have to paint.

Chair Richard confirms the windows will be six over six.

Peterson notes he wants to use azek trim.

Chair Richard advises that he should paint the azek trim.

Jessop reconfirms that the applicant does need to paint the azek trim.

Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit E) for Richard Peterson of 45 Collie Lane, Barnstable, Map 335 Parcel 078-003 to replace windows as indicated on the plans submitted.

[vote starts and is interrupted by Munsell advising we need to amend the motion to indicate six over six as the application states there will be no grills]

Motion duly made by George Jessop, seconded by Lesley Wallace, to amend the previous motion, approving the Certificate of Appropriateness, (Exhibit E) for Richard Peterson of 45 Collie Lane, Barnstable, Map 335 Parcel 078-00, to have fixed exterior grills six over six pattern on the amended motion/

Nay: 0

Aye: 4

So Voted: unanimous

Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301 Parcel 003

Build new single family home

Represented by: Douglas Dick AIA, Andrew Hinterman AIA, Jack Dehaney (Builder)

Abutter: Ken Chesley, of 343 Kent Road

Dick starts by explaining that the design is one that has already been approved. Homeowners have scaled it down and created a more traditional façade. The floor plans are the same. The space, materials are the same. Painted wood windows; white with white trim, throughout. All white cedar will be stained with a bleaching oil. Red cedar will be used on the roof.

Jessop asks why they are using the vertical board.

Dick advises that they are using the vertical board to change the pattern where they have some covered areas.

Munsell asks, if they are all under the porch

There is discussion about the use of board and batten. Dick advises they are going for a simple, smooth, look.

Munsell asks if the stone veneer is on the foundation as well or just the wall.

Hinterman advises that it is on the side, then on the garage (by the pool)

There is discussion about the grade plane between Jessop and Hinterman.

Munsell confirms that the whole site is in a flood zone? Hinterman replies, yes, it is in a flood zone.

Richard advises that the house needs to rise up as it is in a flood zone.

Munsell confirms with Dick that the landscaping plan is the same as previously approved.

Jessop asks if the screen panels on the porch are removable.

Dick advises yes, though he would not anticipate [them] taking the screens out.

The abutter, Ken Chesley advises he is here in support of the project.

Chair Richard asks if we have a motion.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit F) for Brian & Nicole Connolly of 169 Salten Point Road, Barnstable, Map 301 Parcel 003 to build a single family home with a garage and pool, and landscaping as indicated on the plans submitted.

Nay:

Aye: 4

So Voted: unanimous

Cotto, Michael & Kim, 435 Old Jail Lane, Barnstable, Map 277 Parcel 002

Build new single family home

Represented by: Michael & Kim Cotto

Munsell asks what the color of the stone veneer in front will be.

Michael advises it is natural, like a grayish tan.

Munsell asks about the slope.

Michael advises it is a mild slope. It is very slight.

Kim advises that there is a significant slope in the back.

Michael advises they are building on the level side of the lot.

Jessop advised that there is a proposed well.

Michael replies that it is up on the hill. Kim advises that the town would not let them hook up.

Richard asks if the committee has any questions or concerns.

Richard confirms it is a one story house with a great room.

Jessop asks about the height of the ceilings.

Michael advises they will be ten feet.

Richard asks for motion.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit G) for Michael & Kim Cotto of 435 Old Jail Lane, Barnstable, Map 277 Parcel 002 to build a single family home as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: unanimous

Carswell, James, 3179 Main Street, Unit D, Barnstable, Map 299 Parcel 025-00D

Remove and replace windows

Represented by: James Carswell

Richard asks if Carswell recently replaced windows at the same location.

Carswell advises that the front unit, owner by a neutral territory, came before OKH before for window colors. Carswell further explains that the building is divided into several units. The colors he is asking for will match the colors of the remainder of the building.

Richard asks if there are questions or concerns, then asks for a motion.

Motion duly made by George Jessop, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit H) for James Carswell of 3179 Main Street, Unit D, Barnstable, Map 299 Parcel 025-00D to replace windows as indicated on the plans submitted.

Nay:
Aye: 4
So Voted: Unanimous

Davidson, Debra, 1895 Main Street, West Barnstable, Map 216 Parcel 025
Add bump out to accommodate gas fireplace
Representation Debra & Paul Davidson

Chair Richard asks if the bump-out is in the back of the house.

Paul Davidson advises that it is on the side, by the picture window.

Chair Richard states that the proposed bump-out is slightly visible from 6A. He then asks the applicants if they will be putting some plantings in front.

Paul Davidson agrees to plant in front of the bump-out.

Jessop adds that you can't be able to walk into the gas furnace.

Paul Davidson advises that the bump out comes out twenty four inches, and then there is a concrete walkway that is further out than [that].

Jessop states, the wind will blow the exhaust gas and will scorch the wood. We don't erect cement siding but this application. He recommends hardy plank.

Debra Davidson advises the contractor is working with the company providing the fireplace to get information on proper materials and installation.

Paul Davidson adds that there are several regulations they need to comply with.

There is concern over the fire scorching the wall.

Chair Richard asks if we are ready to make a motion.

Motion duly made by George Jessop, seconded by David Munsell, to Approve the use of approved non-combustible/flame resistant material if needed, with respects to the Certificate of Appropriateness for Debra Davidson of 1895 Main Street, West Barnstable, Map 216 Parcel 025 to add a bump out to accommodate a gas fireplace.

Nay:
Aye: 4
So Voted: unanimous

Motion duly made by George Jessop, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit I) for Debra Davidson of 1895 Main Street, West Barnstable, Map 216 Parcel 025 to add a bump out to accommodate a gas fireplace as indicated on the plans submitted.

Nay:
Aye: 4
So Voted: unanimous

MINOR MODIFICATIONS

Ackell, Adele, 474 Willow Street, West Barnstable, Map 130 Parcel 026
Reduce front elevation

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit J) for Adele Ackell of 474 Willow Street, West Barnstable, Map 130 Parcel 026, to reduce the front elevation as indicated on the plans submitted

Nay:

Aye: 4

So Voted: unanimous

Radziszewski, Mark, 80 Bay View Road, Barnstable, Map 319 Parcel 002

Removed approved sunroom door, entry stair, and reduce deck

Motion duly made by David Munsell, seconded by George Jessop, to Approve the Minor Modification (Exhibit K) for Mark Radziszewski of 80 Bay View Road, Barnstable, Map 319 Parcel 002, remove the approved sunroom door, entry stairs, and reduce deck size.

Nay:

Aye: 4

So Voted: Unanimous

CERTIFICATE OF EXEMPTION

Ojala, Daniel, 32 Midpine Road, Cummaquid, Map 350 Parcel 024

Change paint color on home and shutters

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit L) for Daniel Ojala of 32 Midpine Road, Cummaquid, Map 350 Parcel 024 to repaint the home and shutters as indicated on the plans submitted

Nay:

Aye: 4

So Voted: Unanimous

Murphy, Dean, 50 Sun Hill Road, West Barnstable, Map 196 Parcel 007-004

Replace fence

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit M) for Dean Murphy of 50 Sun Hill Road, West Barnstable, Map 196 Parcel 007-004 to replace the fence as indicated on the plans submitted

Nay:

Aye: 4

So Voted: Unanimous

CORRESPONDENCE

Stop Work order at 49 John Maki Road, West Barnstable, MA (Exhibit N)

Richard reads the stop work order and follows up letter, authored by Building Commissioner, Paul Roma, into record. Richard reads history snapshot into record.

Richard explains that it is a church and committee, so the property owners are not present. One of the issues is that their meetings are causing noise pollution. Richard advises they need to come before the committee. They should be coming up.

Open Meeting Law Complaint, Barbara Thornton, 76 Second Way, Barnstable (Exhibit O)

Richard explains that there is an open meeting law violation. He explains that the application to install solar panels for the property owner of 76 Second Way was put before OKH and denied. It was appealed and put before the OKH Regional. Richard explains that this is a pending issue for OKH Regional.

APPROVAL OF MINUTES:

March 22, 2017

Motion duly made by Lesley Wallace, seconded by David Munsell, to Approve the March 22, 2017 Meeting Minutes (Exhibit P) as submitted.

Nay:

Aye: 2

Abstain – 2 (Munsell & Jessop)

So Voted: 2:2

April 12, 2017

Motion duly made by George Jessop, seconded by David Munsell, to Approve the April 12, 2017 Meeting Minutes (Exhibit Q) as amended

Nay:

Aye: 3

Abstain: 1 (Wallace)

So Voted: 3:1

OTHER

David advises that St Mary's Church is looking to install solar panels.

Richard comments that the Barnstable Market was talking about using awnings out instead of the umbrellas. There is decision about the umbrellas vs. awnings. Jessop suggests looking at Hyannis Main Street to see how awnings are used.

Jessop advises there are many parades going on this month in celebration of Memorial Day.

Having no further business before this Committee, the meeting is adjourned at 8:04pm David Munsell Seconded my Lesley Wallace.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate for Demolition – File 319/012
Exhibit B	Certificate of Appropriateness – File 319/012
Exhibit C	Certificate of Appropriateness – File 133/072
Exhibit D	Certificate of Appropriateness – File 277/018
Exhibit E	Certificate of Appropriateness – File 335/078-003
Exhibit F	Certificate of Appropriateness – File 301/003
Exhibit G	Certificate of Appropriateness – File 277/002
Exhibit H	Certificate of Appropriateness – File 299/025-00D
Exhibit I	Certificate of Appropriateness – File 216/025
Exhibit J	Minor Modification – File 130/026
Exhibit K	Minor Modification – File 319/032
Exhibit L	Certificate of Exemption – File 350/024
Exhibit M	Certificate of Exemption – File 196/004
Exhibit N	Stop Work order from Town of Barnstable – File 217/020-004
Exhibit O	Open Meeting Law Complaint – File 319/137
Exhibit P	March 22, 2017 Meeting Minutes
Exhibit Q	April 12, 2017 Meeting Minutes