

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MEETING MINUTES**  
**Wednesday, May 24, 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	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Absent
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**

**Vaughn, Edward & Nancy, 40 Collie Lane, Cummaquid, Map 335 Parcel 078/001**  
Adding addition - Withdrawn

**Crawford, Margaret, 26 Packet Landing Way, West Barnstable, Map 179 Parcel 003**  
Installing Solar Panels  
Represented by: Joe Hackler of Cotuit Solar

Jessop asks about the orientation of the map.

Hackler believes it is North/South.

Chair Richard comments that the panels will be on the front of the house and highly visible. He further comments that there are no other solar panels in the area.

Bearse asks if the home is visible from 6A as you are driving West. Chair Richard and Hackler respond that it is not.

Chair Richard notes that there are no neighbors or abutters present.

Jessop and Chair Richard believe the roof is actually darker than in the picture provided.

Bearse comments that the pitch seems so shallow and continues by asking Hackler if it will make a difference if the solar panels on the front or the back.

Hackler replies that due to the directional orientation of the home, efficiency goes down quite a bit if they are on the back. He continues by noting that the size of the solar panel system is based on the homeowner's annual usage.

Chair Richard advises we do not tend to approve solar panels on roof visible from a public way. He asks Hackler if the homeowner would consider another location in the back.

Hackler responds that he would need to refer to the lot layout. He is not sure the homeowner has enough space.

Chair Richard comments that one of the problems with solar panels is that they do not fill the entire roof.

Jessop asks how far the solar panels come off of the roof.

Hackler advises the sit about three inches above the surface of the asphalt.

Jessop likes that it covers most of the roof and the only break is the chimney. He would consider it acceptable if the entire roof surface were covered.

Hackler advises they could try to re-arrange the array but it would be hard given the modules are a set size.

Hackler suggests shingling the edging all black to create less of an impact.

Jessop comments that this [consideration of using black shingles] is a single solution to a single application.

Chair Richard comments that there are two choices, to cover the roof 100% or cover it black on black.

Jessop proposes to delay a decision on this application so Cotuit Solar can consult with the homeowner about the options presented by the committee.

**Motion duly made by George Jessop, seconded by Carrie Bearse, to continue the Certificate of Appropriateness until the June 14, 2017 hearing, for Margaret Crawford, of 26 Packet Landing Way, West Barnstable, Map 179 Parcel 003, to consider the installation of the solar panels with additional roofing or the option to extending the panels to the entire roof or add black on black shingles to complete the width of the installation. Also, the committee members will revisit site to confirm proper installation and appropriateness.**

**Nay: 0**

**Aye: 4**

**So Voted: Unanimous**

**Segreve, Michael, 20 Sunset Lane, Barnstable, Map 301 Parcel 038**

Add deck on the rear of the home.

Represented by: Michael Segreve

Munsell asks the applicant if the deck is in the back of the garage.

Segreve replies, yes and continues to explain that there are three windows on the front of the garage that are proposed. The windows will be replacing the garage door.

There is discussion that there are actually two applications for this property.

Munsell asks what material is being used for the spiral staircase.

Chair Richard comments that the proposed deck will not be visible from a public way.

Chair Richard asks if there are any questions on this.

Jessop asks the height of the railing.

Segreve responds that the real height is thirty-nine inches.

Bearse asks Segreve to confirm that the finish will be flat white.

Chair Richard asks for a motion.

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate Of Appropriateness (Exhibit C) for, Michael Segreve, of 20 Sunset Lane, Barnstable, Map 301 Parcel 038 for the addition of a deck on the rear of the home, as indicated on the plans submitted.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**Segreve, Michael, 20 Sunset Lane, Barnstable, Map 301 Parcel 038**

Replace garage door with windows

Represented by: Michael Segreve



Segreve advises they took three Anderson windows (two from the side, one from the back of the garage) will put them in the front. They are white vinyl.

Munsell asks if the garage is a garage

Segreve advising it will become a sitting area and master bed

Munsell asks if that is padded out.

Segreve advise, it will be six inches out.

Jessop asks if it will be Anderson Windows.

Segreve responds that they are using the three removed, Anderson windows, and the box will be custom built.

Chair Richard asks if there will be grills on the windows.

Segreve advises there are no grills on the existing windows.

Chair Richard asks for a motion.

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate Of Appropriateness (Exhibit D) for, Michael Segreve, of 20 Sunset Lane, Barnstable, Map 301 Parcel 038, to replace the garage door with windows, as indicated on the plans submitted.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**Marchessault, Steven, 18 Tally Ho Road, Barnstable, Map 298 Parcel 070**

Replacing rear windows and extending existing fence to enclose back yard

Represented by: Steven Marchessault

Munsell asks of the this is in the back of the house.

Marchessault responds, yes, it was an affordable apartment that is being rescinded and is now going to be an family apartment.

Chair Richard and Marchessault confirm that the front of the home is on Tally Ho and the rear is on Flint Rock.

Chair Richard asks if there are any concerns.

Munsell asks if the farm fence is it just a split rail.

Marchessault advises that in the front it is a split-rail fence but through the woods it is a metal farm fence.

Chair Richard asks for a motion.

**Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate Of Appropriateness (Exhibit E) for Steven Marchessault, 18 Tally Ho Road, Barnstable, Map 298 Parcel 070, to replace rear windows and extend the existing fence to enclose the back yard as indicated on the plans submitted.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**MacRobbie, Stephen & Mary, 267 Salt Rock Road, Barnstable, Map 316 Parcel 021**

Replace roof

Represented by: Stephen MacRobbie

Chair Richard asks if the representative is the owner. Then comments that he drove by the home and the roof is already done.

MacRobbie confirms that he is the home owner and that the roof has been on for two years.

Chair Richard then asks MacRobbie how he came about applying for a Certificate of Appropriateness.

MacRobbie advises a Town of Barnstable employee saw the roof and reported it.

Chair Richard asks if there are any neighbors or abutters present [no response from the room]. He continues by noting that metal roofs are not appropriate materials in the historic district. Chair Richard comments that this is a matter for the building department.

Bearse advises that had he come before the committee with the proposal, he would not have been approved.

Jessop asks if he would like to cover it with solar panels.

MacRobbie explains that he applied for solar panels and was turned down.

Munsell asks if the roof is visible from the other streets.

MacRobbie advises that the roof is visible from through the trees from the other street.

Jessop asks if in two years anyone has complained.

MacRobbie states that no one has complained.

**Motion duly made by Carrie Bearse, seconded by George Jessop, to Approve the Certificate Of Appropriateness (Exhibit F) for Stephen & Mary MacRobbie, of 267 Salt Rock Road, Barnstable, Map 316 Parcel 021, for replacing the roof, as indicated on the application submitted.**

**Nay: 4**

**Aye:**

**So Voted: Unanimous**

After the motion, Chair Richard advises that it is a matter for the building department.

Munsell asks if they stripped his asphalt roof.

MacRobbie responds, no, that was one of the benefits to the metal roof.

Chair Richard asks MacRobbie if he installed the roof.

MacRobbie replied that he did not, a roofer did. The roofer told him that he took care of the permit.

Chair Richard advises that he has the right to appeal to the Old Kings Highway Regional Historic District Committee.

Jessop advises MacRobbie that he can reapply to the committee to consider an alternative proposal.

MacRobbie comments that he is a disabled Veteran and this is causing him great stress.

Bearse recommends that he works with the building department to work this out.

Chair Richard also recommends that MacRobbie work with the Building Department on this.

Munsell suggests that he apply to replace just roofing on the front of the house.

**Unitarian Church of Barnstable, 3330 Main Street, Barnstable, Map 299 Parcel 041**

Replace sign

Represented by: Peter Swiderski, Signarama

Swiderski advises it is a post and panel PVC, painted black letters and the Chalice will be gold leaf.

Jessop asks how big the sign it.

Swiderski responds that it is 54" wide by 47" high.

Chair Richard asks if it is vinyl sleeves with glossy finish and that is a finish the committee is trying to stay away from.

Swiderski advises there are some vinyl's that have a dull finish.

Jessop we usually require vinyl to be painted.

Chair Richard asks if the sign will match the same color and sheen and texture as the church.

Jessop asks how much bigger the proposed sign is than the current sign.

Swiderski does not know.

Bearse comments that there is an existing sign. She asks Swiderski if they will be taking the existing sign down.

Swiderski advises the current sign will be taken down.

Munsell asks if it the new sign will be installed in the same location.

Swiderski advises it will be moved in front of the cemetery as there is flat ground there.

Bearse advises in the guidelines it should be less than 12 sqft., so sign would need to be scaled down.

Jessop advises the zoning code has a sign section. Jessop asks about the hanging sign below.

Swiderski advises it is designed to be a removable type sign. The intension is to be taken down so that they can announce special events.

Jessop advises that because it may be there all the time, if it is there

Swiderski advises it is designed to be able to take down.

Chair Richard advises Swiderski should check with zoning and come back at the next hearing.

Bearse advises that the sign size is inappropriate as is the color on the sign and the size could be scaled back.

Swiderski commented that the sign size and scale were

Munsell suggests that they approve the design subject to the scale.

Swiderski, replies yes.

Bearse adds that the material will not be shiny.

Swiderski asks if the Building Department approves this size is the committee ok with that.

Jessop and Chair Richard restate that the suggested scaled down sign should be 48" X 42".

Bearse suggests that the size is too large and has more color than other Church signs in Barnstable Village. In addition, the colors of the sign are inappropriate. Further, we should not be looking to zoning for direction on the committee's decision on the application.



**Motion duly made by Carrier Bearse, seconded by George Jessop, to Approve the Certificate Of Appropriateness (Exhibit G) for the Unitarian Church of Barnstable, of 3330 Main Street, Barnstable, Map 299 Parcel 041, to replace the sign is approved subject to zoning requirements; reducing the size to 48"W X 42"H, white with black lettering, the Chalice will be gold leaf, and the rainbow colors will be removed.**

**Nay: 2**

**Aye: 2**

**So Voted: 2:2**

Munsell opposes as he feels the rainbow is appropriate and points out that the shield on the Episcopal Church in Barnstable Village has many colors.

**Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate Of Appropriateness (Exhibit G) for the Unitarian Church of Barnstable, of 3330 Main Street, Barnstable, Map 299 Parcel 041, to replace the sign as shown but must be scaled down to 48"W X 42"H.**

**Nay: 0**

**Aye: 4**

**So Voted: Unanimous**

**Mercer, Kenneth & Marjorie, 6 Harvey Avenue, Barnstable, Map 318 Parcel 020**

Replace existing deck

Represented by: Michael Rockwell

Rockwell begins by explaining that the addition and rooftop deck was built sixteen or seventeen years ago and the material is not holding up. He would like to remove the railing and decking and replace with azek. Rail will be white, decking will be slate gray.

Jessop reconfirms it will be a gray decking.

Munsell asks if it's built over a rubber roof.

Rockwell confirms, yes, rubber roof.

Richard asks for a motion.

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate Of Appropriateness (Exhibit H) for Kenneth & Marjorie Mercer, of 6 Harvey Avenue, Barnstable, Map 318 Parcel 020, for the replacement of the existing deck as indicated on the plans submitted.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**Blue Stream Properties, LLC, 2231 Meetinghouse Way, West Barnstable, Map 155 Parcel 001**

Install ground mounted solar panels over the raceway and behind the greenhouse

Represented by: James Malandrinos

Munsell asks for Malandrinos to explain what the raceway is.

Malandrinos replies that it is where they race their fish.

Malandrinos advises the solar panel installation is the first step in satisfying grant requirements for solar over crop production. The greenhouse will be completely invisible from the road.

Bearse asks what color the solar panels will be.

Malandrinos answers that the solar panels will be dark blue almost black.

Chair Richard addresses the room and asks if there are any abutters present.

Munsell asks about the slope of the panels.

Malandrinos advises if you are driving north you will be able to see the solar panels. He continues by saying that currently, you can see the netting over the raceway.

Munsell comments that if the vegetation along Meetinghouse Way is maintained it will look much different than if it were cleared away. Jessop concurs.

Malandrinos responds that he has no plans to clear the vegetation.

Jessop notes that there are no elevations provided. He wonders how high the panels will be off the ground.

Malandrinos grant requires 6 feet about the ground.

Jessop asks if that [6ft] is the high point or low point.

Malandrinos responds that it is the low point but his plan is to measure from the bottom of the raceway. On the low end, it would be about 4 feet off the ground and about 20-25 feet on the high end.

Jessop asks how wide the panels are.

Malandrinos advises about 15 feet wide.

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit I) for, Blue Stream Properties, LLC, of 2231 Meetinghouse Way, West Barnstable, Map 155 Parcel 001, for the installation of ground mounted solar panels over the raceway & install ground mounted solar panels behind the greenhouse, as indicated on the plans submitted. Applicant will maintain vegetation along Meetinghouse Way, as is. There are no abutters present to speak against this application.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

#### **CERTIFICATE OF EXEMPTION**

**Cordeiro, Scott, 87 Deacon Court, Barnstable, Map 300 Parcel 033-002**

**Move 12'X16' shed from neighbors' property to their property**

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit K) for Scott Cordeiro, of 87 Deacon Court, Barnstable, Map 300 Parcel 033-002, Move 12X16 Shed from neighbors property to theirs, as indicated on the plans submitted.**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**Amundson, Martine & Anthony, 59 Salten Point Road, Barnstable, Map 280 Parcel 011**

**Replace sliders with windows and remove cable wire, in the rear of the home. Add cobble edging and cobble apron to driveway. Add granite light pole.**

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit L) for Martine & Anthony Amundson, of 59 Salten Point Road, Barnstable, Map 280 Parcel 011, to replace sliders with windows and remove cable wire, in the rear of the home, add cobble edging and cobble apron to driveway, add granite light pole, as indicated on the plans submitted**

**Nay:**

**Aye: 4**

**So Voted: Unanimous**

**CORRESPONDENCE**

(none)

**APPROVAL OF MINUTES:**

May 10, 2017 Meeting Minutes (Exhibit M)

Bearse was not present for the May 10, 2017 meeting.

**Motion duly made by David Munsell, seconded by George Jessop, to Approve the May 24, 2017 Meeting Minutes (Exhibit M) as submitted.**

**Nay:**

**Aye: 3**

**Abstain 1**

**So Voted: 3:1**

**The meeting was adjourned at 7:52pm.**

Respectfully Submitted,

Erin K. Logan

Exhibit A	Certificate of Appropriateness – File 335/078/001
Exhibit B	Certificate of Appropriateness – File 179/003
Exhibit C	Certificate of Appropriateness – File 301/038
Exhibit D	Certificate of Appropriateness – File 301/038
Exhibit E	Certificate of Appropriateness – File 298/070
Exhibit F	Certificate of Appropriateness – File 316/021
Exhibit G	Certificate of Appropriateness – File 299/041
Exhibit H	Certificate of Appropriateness – File 318/020
Exhibit I	Certificate of Appropriateness – File 155/001
Exhibit J	Certificate of Appropriateness – File 155/001
Exhibit K	Certificate of Exemption – File 033/002
Exhibit L	Certificate of Exemption – File 280/011
Exhibit M	Draft Meeting Minutes – May 10, 2017