

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, August 9, 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	Absent
Carrie Bearse, Clerk	Present <i>Temporary Chair</i>
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

BARNSTABLE TOWN CLERK  
2017 AUG 24 PM 3:12

A quorum being met, Chair Richard called the hearing to order at 6:30 pm. 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.

In the absence of Chair Paul Richard, David Munsell moved, seconded by George Jessop, to Nominate Carrie Bearse as temporary Chair for the purposes of this hearing, so voted aye, unanimous.

**APPLICATIONS**

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

Install solar panels

Represented by: Stephen Kelly of Sunrun, and Mark Greenberg

Bearse confirms the panels will be on the rear of the home and will not be visible from the street.

Motion duly made by George Jessop, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Mark Greenberg, at 209 Percival Drive, West Barnstable, Map 110, Parcel 001/006, to install solar panels as indicated on the plans submitted as the array will not be visible from a public way and will be on the rear of the home.

**So Voted: Aye, Unanimous**

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**Lewis, Robert, 58 Second Way, Barnstable, Map 319, Parcel 002**

Construct handicap ramp, replace window with door; reside home

Represented by: Mike Rockwell

Rockwell provides a description of the project.

Munsell asks where the ramp will be located.

Rockwell confirms he will be constructing a wood ramp coming straight up from the driveway and that it will be about an 8 foot ramp.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Robert Lewis, at 58 Second Way, Barnstable, Map 319, Parcel 002, to Construct handicap ramp, replace window with door; reside home and roof as indicated on the plans submitted.

**So Voted: Aye, Unanimous**

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**DEMOLITION OR RELOCATION - Richards, Bruce & Janice, 31 Second Way, Barnstable, Map 301, Parcel 054**

Demolish rear/left addition

Represented by: Mark Rockwell

Rockwell describes the project. He is looking to demolish the single story structure.

Munsell asks for clarification on what is to be demolished.

Rockwell advises that everything in the square will be demolished.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Demolition or Relocation (Exhibit C) for Bruce and Janice Richards, at 31 Second Way, Barnstable, Map 301, Parcel 054, to demolish rear/left addition as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**Richards, Bruce & Janice, 31 Second Way, Barnstable, Map 301, Parcel 054**

Build addition with a two car garage

Represented by: Mike Rockwell

Rockwell provides a description of the project.

Munsell asks about the railing on the rear patio and widow's walk and stairway. Rockwell advises he will be using azek.

Munsell asks Rockwell if he is replacing windows on the main house as well. Rockwell replies they will not be changing windows on the main home.

Bearse comments that the widow's walk is appropriate.

Jessop asks if the triple window in the front will remain. Rockwell confirms it will remain.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Bruce & Janice Richards, at 31 Second Way, Barnstable, Map 301, Parcel 054, to build addition with two car garage and widow's walk as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**Connors, Kathleen, 112 Wingfoot Drive, Barnstable, Map 349, Parcel 083**

Renovations – incl. new windows, doors, siding, roof, porch, remove chimney.

Represented by: Karen Kempton, AIA

Kempton describes the project.

Munsell asks Kempton if she is adding a porch.

Kempton advises she is just adding the posts to the porch.

Munsell confirms with Kempton that they are replacing the roof.

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit E) for Kathleen Connors, at 112 Wingfoot Drive, Barnstable, Map 349, Parcel 083, to renovate, including new windows, doors, siding, roof, porch, and remove chimney, as indicated on the plans submitted noting the siding will be white cedar shingles.**

**So Voted: Aye, Unanimous**

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**McKenna, Bonnie, 25 George Street, Barnstable, Map 319, Parcel 064**

Construct single family home (redraw)

Represented by: Jeffrey Conrad

Bearse begins by asking why the redraw was submitted.

Conrad advises they did not meet the land use and the garage has been eliminated. Also there was an addition of a breezeway.

Munsell asks if the color palate was also the same. Conrad confirms this.

Conrad also advises they are adding a shed.

Munsell asks if the side porch is attached to the garage. Conrad advises it will be a three season room with Anderson sliders.



There is discussion amongst committee members about the rear roof pitch.

Bearse comments that the concern is the roof pitch makes it inappropriate and asks Conrad to attempt to make the roof pitches similar.

**Motion duly made by George Jessop, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Bonnie McKenna, at 25 George Street, Barnstable, Map 319, Parcel 064, to construct a single family home as indicated on the plans submitted noting the roof pitch over the screened in porch will match the main home and the overhang will be extended by at least four inches. The applicant will submit a revised drawing of the roof pitch over the sunroom.**

**So Voted: Aye, Unanimous**

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**CERTIFICATE OF EXEMPTION**

**O'Brien, Kathleen, 68 Flint Rock Road, Barnstable, Map 316, Parcel 080/004**

Replace rear deck with composite decking

**Motion duly made by David Munsell, seconded by Lesley Wallace, to approve the Certificate of Exemption (Exhibit G) for Kathleen O'Brien, of 68 Flint Rock Road, Barnstable, Map 316, Parcel 080/004, to replace rear deck as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**Defelice, Vincent, 2641 Main Street, Barnstable, Map 258, Parcel 044**

Construct 10' X 12' Shed

Bearse does not think the location of the shed is appropriate.

Munsell asks if the placement is the issue to which Bearse confirms, yes, it is the placement that's the issue.

Bearse comments that we can continue the application. Further she notes the aesthetics of the shed are ok, but they need to provide a new location within the front wall of the house.

**Motion duly made by George Jessop, seconded by David Munsell, to Continue the application the Certificate of Exemption (Exhibit H) for Vincent Defelice, of 2641 Main Street, Barnstable, Map 258, Parcel 044, to construct 10'X12' shed, to the August 23, 2017 hearing. The applicant will submit a new plot plan with the placement of the shed being behind the front wall of the existing home.**

**So Voted: Aye, Unanimous**

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**Duenas, Terry, 690 Cedar Street, West Barnstable, Map 109, Parcel 015, 001**

Construct 10' X 16' Shed

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit I) for Terry Duenas, of 690 Cedar Street, West Barnstable, Map 109, Parcel 015, 001, to construct a 10'X16' shed, as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**Davidson, Lila, 115 Meadow Lane, West Barnstable, Map 133, Parcel 005/001**

Construct 3' solid fence along the North East Elevation

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Lila Davidson, of 115 Meadow Lane, West Barnstable, Map 133, Parcel 005/001, to construct a 3' fence as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**OTHER**

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**APPROVAL OF MINUTES:**

**Motion duly made by George Jessop, seconded by David Munsell, to Approve Meeting Minutes, Dated June 14, 2017 (Exhibit K).**

**So Voted: Aye, Unanimous**

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**Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated July 26, 2017 (Exhibit L).**

**Aye: 3**

**Nay: 0**

**Abstain: 1 - Munsell**

**So Voted: 3:0:1**

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**Having no further business before this Committee, meeting is adjourned at 7:28pm, moved by George Jessop, seconded by David Munsell.**

Respectfully Submitted,  
Erin K. Logan

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Exhibit A	Certificate of Appropriateness	File 110/001/006
Exhibit B	Certificate of Appropriateness	File 319/002/000
Exhibit C	Certificate of Appropriateness	File 301/054/000
Exhibit D	Certificate of Appropriateness	File 301/054/000
Exhibit E	Certificate of Appropriateness	File 349/083/000
Exhibit F	Certificate of Appropriateness	File 319/064/000
Exhibit G	Certificate of Exemption	File 316/080/004
Exhibit H	Certificate of Exemption	File 258/044/000
Exhibit I	Certificate of Exemption	File 109/015/001
Exhibit J	Certificate of Exemption	File 133/005/001
Exhibit K	Meeting Minutes	June 14, 2017
Exhibit L	Meeting Minutes	July 26, 2017