

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, September 27, 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, AIA	Absent
David Munsell Jr.	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

BARNSTABLE TOWN CLERK
2017 NOV 16 AM 11:54

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.

CONTINUED APPLICATIONS

Town of Barnstable (YMCA - Lessee), 2245 Iyannough Road, West Barnstable, Map 215, Parcel 023
Install Solar PV Carport Canopy System

Chair Richard notes that this application was withdrawn.

APPLICATIONS

Eddy, William & Mary Beth, 4 Daffodil Lane (formerly 2292 Main Street), Barnstable, Map 237, Parcel 017/003 Build Single Family Home
Represented by: Mary Beth & William Eddy; Rob

Munsell asks if Daffodil lane is constructed. Mary Beth responds that it is in the process of being constructed.

Mary Beth gives a brief description of the project noting it will be a single family home.

Chair Richard advises the only potential issue would be the removable grills. Mary Beth responds that she has had them in her other home and never had an issue.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for William & Mary Beth Eddy, at 4 Daffodil Lane, Barnstable (formerly 2292 Main Street), Map 237, Parcel 017/003 to build a single family home as indicated on the plans submitted noting the windows will have removable grills but the property is not visible from a public way.

So Voted: Aye, Unanimous

Barnstable Land Trust, 1540 Main Street, West Barnstable, Map 197, Parcel 015
Replace two signs
Represented by: Mike Caggiano, Janet Milkman

Caggiano gives a description of the project. He wants to attach two overlay panels to the existing signs. There will be no change in square footage to either sign.

Munsell asks if both signs will be the same color. Caggiano confirms that they will be the same color.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Barnstable Land Trust, at 1540 Main Street, West Barnstable, Map 197, Parcel 015 to place two signs as indicated on the plans submitted.

So Voted: Aye, Unanimous

Hamblin, Paul, 76 John Maki Road, West Barnstable, Map 217, Parcel 020-X01

Construct a detached garage and add a shed dormer to home

Represented by: Paul Hamblin

Munsell asks Hamblin if he will be using awning windows in the new dormer. Hamblin says, yes, they will match the barn.

Chair Richard confirms with Hamblin that he will be using grills in the glass.

Munsell confirms with Hamblin that the materials on the barn will match the house.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Paul Hamblin, at 76 John Maki Road, West Barnstable, Map 217, Parcel 020/X01 to construct detached garage and add a shed dormer to the home as indicated on the plans submitted.

So Voted: Aye, Unanimous

Stamas, Christopher & Suzan, 84 Cobble Stone Road, Map 316, Parcel 060

12' X 16' addition to West/Southwest Elevation

Represented by: Peter Comeau, Chris Stamas

Chair Richard confirms with Comeau and Stamas that the materials will match the existing home.

Comeau advises windows will match the existing home.

Chair Richard asks if it is visible from a public way. Comeau responds, no, it is not.

Munsell asks about the roof pitch. Comeau confirms the roof pitch will be shallow.

Chair Richard confirms it is not visible from a public way. Munsell comments he would like to see a consistent pitch.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Christopher Stamas, at 84 Cobble Stone Road, Map 316, Parcel 060 to add an addition to the West/Southwest Elevation as indicated on the plans submitted, the home is not visible from a public way

So Voted: Aye, Unanimous

Drown, Gary, 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039

Construct attached, two car garage

Represented by: Anne Michniewicz

Anne gives a description of the project. She is adding a two car garage to the current garage.

Chair Richard confirms with Anne that all materials will match the current structure.

Munsell reconfirms all materials will match the existing house.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Gary Drown, at 194 Packet Landing Way, West Barnstable, Map 179, Parcel 039 to construct an attached, two car garage as indicated on the plans submitted.

So Voted: Aye, Unanimous

Coholan, Ryan & Katie, 260 Church Street, West Barnstable, Map 153, Parcel 007

Construct 24'X30' Barn, Add 22'X22' addition to home, construct portico, deck and farmers porch

Represented by: Anne Micheniewicz

Anne gives a description of the project; the barn will be prefabricated.

Chair Richard asks about the materials for the barn. Anne confirms the barn will have natural shingles. The addition and barn will match the existing home.

Motion duly made by David Wallace, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Ryan & Katie Coholan, at 260 Church Street, West Barnstable, Map 153, Parcel 007 to construct a barn 22x30 barn, 22'x22' addition, portico, deck and farmers porch as indicated on the plans submitted.

So Voted: Aye, Unanimous

CONTINUED CERTIFICATE OF EXEMPTION - WITHDRAWN, SO NOTED

Defelice, Vince, 2641 Main Street, Barnstable, Map 258, Parcel 044

Construct a 10X12 shed

CERTIFICATE OF EXEMPTION

Mason, David, 28 Powder Hill Road, Barnstable, Map 299, Parcel 088

Adding two sections of 4' fencing to existing fence

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit I) for David Mason, of 28 Powder Hill Road, Barnstable, Map 299, Parcel 088, to add two sections of fencing to match existing fence as indicated on the plans submitted.

So Voted: Aye, Unanimous

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

Construct Stone patio with gas fire pit and wood fireplace

Chair Richard and Munsell comment that the project will not be visible from a public way

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Anthony & Martine Amundson, of 59 Salten Point Road, Barnstable, Map 280, Parcel 011, to construct a stone patio with gas fire pit and wood fireplace as indicated on the plans submitted.

So Voted: Aye, Unanimous

Harvey House, LLC, 66 Harvey Avenue, Barnstable, Map 319, Parcel 108

Install 76' split-rail fence at 36" high

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit K) for Harvey House LLC, of 66 Harvey Avenue, Barnstable, Map 319, Parcel 108, to install 76' of split-rail fence at 36" high as indicated on the plans submitted.

So Voted: Aye, Unanimous

MATTERS NOT REASONABLY ANTICIPATED BY CHAIR

Minor Modification – Lewis, Jon & Eliza, 111 Harvey Avenue, Barnstable, Map 319, Parcel 102

Increase area of outbuilding

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit L) for Jon & Eliza Lewis, of 111 Harvey Avenue, Barnstable, Map 319, Parcel 102, to increase the area of the outbuilding as indicated on the application.

So Voted: Aye, Unanimous

Kern, David & Barbara, 52 Kettlehole Road, West Barnstable, Map 109, Parcel 030

Remove existing sunroom windows, close with 8' wall

Represented by: David Kern

Chair Richard confirms that materials and color will match the existing structure.

Kern clarifies that the window is located on three elevations.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for David & Barbara Kern, at 52 Kettlehole Road, West Barnstable, Map 109, Parcel 030 to remove existing sunroom windows and enclose with 8' wall as indicated on the plans submitted.

So Voted: Aye, Unanimous

APPROVAL OF MINUTES:

Motion duly made by David Wallace, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated August 23, 2017 (Exhibit M) as amended.

Aye: 2

Nay: 0

Abstain: 1 – Lesley Wallace

So Voted: 2:0:1

Motion duly made by David Wallace, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated September 13, 2017 (Exhibit N).

So Voted: Aye, Unanimous

OTHER

Chair Richard advises there has been an OKH Regional vote to allow some small cell antennae's attachments to be approved, as Certificates of Exemption. Chair Richard reads the regional motion into record (Exhibit O)

Having no further business before this Committee, meeting is adjourned at (7:13pm) so moved by David Munsell, seconded by Lesley Wallace.

Respectfully Submitted, Erin K. Logan

Exhibit A	Certificate of Appropriateness	File 237/017/003
Exhibit B	Certificate of Appropriateness	File 197/015/000
Exhibit C	Certificate of Appropriateness	File 217/020/X01
Exhibit D	Certificate of Appropriateness	File 316/060/000
Exhibit E	Certificate of Appropriateness	File 179/039/000
Exhibit F	Certificate of Appropriateness	File 153/007/000
Exhibit G	Certificate of Appropriateness	File 109/030/000
Exhibit H	Certificate of Exemption	File 258/044/000
Exhibit I	Certificate of Exemption	File 299/088/000
Exhibit J	Certificate of Exemption	File 280/011/000
Exhibit K	Certificate of Exemption	File 319/108/000
Exhibit L	Minor Modification	File 319/102/000
Exhibit M	Meeting Minutes	August 23, 2017
Exhibit N	Meeting Minutes	September 13, 2017
Exhibit O	OKH Legal Notice	Section 7 amendment (date stamped 9/14/17)

Approved on November 15, 2017