

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES

Wednesday, May 8, 2019, 6:30pm

BARNSTABLE
TOWN CLERK

19 MAY 23 11:10

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
Bett McCarthy, Alternate	Present
Building Inspector	Jeffrey Lauzon

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.

APPLICATIONS

Barnstable Summit Partners, LLC, 40 First Way, Barnstable, Map 301, Parcel 047 Construct a 16' X 22' deck at the rear elevation; pressure treated framing with azek decking and railing. Height will be less than 18", placed 27.5' from the nearest lot line

Represented by: Todd Lenart

Public comment: none present

Chair Richard advised that this project is visible from Second Way.

Munsell confirmed the decking color will be grey.

Chair Richard commented that once the landscaping is done it will not be visible.

Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit A) for Barnstable Summit Partners, LLC, at 40 First Way, Barnstable, Map 301, Parcel 047 to construct a 16' X 22' deck at the rear elevation; pressure treated framing with azek decking and railing. Height will be less than 18", placed 27.5' from the nearest lot line as indicated on the plans submitted. So voted: aye, unanimous.

Nakacki, Christine, 489 Marstons Lane, Barnstable, Map 348, Parcel 034 Construct a 14' X 18' pool building - exterior finishes to match the house

Represented by: Jamie McGrath from Pine Harbor

Public comment: none present

McGrath described the project; pool building way behind the house visible from neighbors not the road. He confirmed the siding will be white cedar shingle and the roofing material will match the house.

Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit B) for Christine Nakacki, at 489 Marstons Lane, Barnstable, Map 348, Parcel 034 to construct a 14' X 18' pool building - exterior finishes to match the house as indicated on the plans submitted. So Voted: Aye, unanimous

Comer, Susan, 294 Millway, Barnstable, Map 301, Parcel 013 Install approximately 225 linear feet of 6', solid cedar fence, along the north, east, and south elevations. Install two gates on the south elevation and one gate on the north elevation; construct an 8'X12' board and batten shed.

Represented by: Susan Comer
Public comment: None present

Chair Richard asked for public comment. None present.

Chair advised the committee does not typically approve 6 ft fences. Comer responded that she is requesting 6ft due to the size of her dog.

Comer described the project.

Wallace felt the fence will be set back a bit and will not be very visible from Millway.

Munsell asked if a 5ft fence would be sufficient; he felt a 5ft fence would be more appropriate.

McCarthy felt a 6ft fence would make the house look like a fortress.

Chair Richard does not have a problem with a 6ft fence in the back.

There is a discussion about the location and height of the gates. It is agreed that the 6ft gate will be installed on the north elevation, behind the rear line of the existing shed.

Munsell asked if the materials on the proposed shed will match the house. Comer confirmed the 8'x12' shed will be board and batten.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Susan Comer, at 294 Millway, Barnstable, Map 301, Parcel 013 to install approximately 225 linear feet of 6', solid cedar fence, along the north, east, and south elevations. Install two gates on the south elevation and one gate on the north elevation; construct an 8'X12' board and batten shed as indicated on the plans submitted; noting the gate on the Millway side /north elevation will go behind the shed. So voted: aye, unanimous.

Halesworth, Peter, 30 Commerce Road, Barnstable, Map 301, Parcel 040 Full demolition of single family home (2,182sqft), and shed

Represented by: Sandra Scott of Hanlon Homes
Public comment: none present

Chair Richard advised this home was built in 1950; It is not historic other than being old.

There is a discussion about the flooding concerns in the Commerce Road area.

McCarthy has no problem with the demolition.

Motion duly made by Dave Munsell, seconded by Lesley Wallace to Approve the Certificate of Demolition or Relocation (Exhibit D) for Peter Halesworth, at 30 Commerce Road, Barnstable, Map 301, Parcel 040 for the full demolition of the single family home (2,182sqft) and shed as indicated on the plans submitted. So Voted: Aye, Unanimous

Halesworth, Peter, 30 Commerce Road, Barnstable, Map 301, Parcel 040 Rebuild single family home (2,450sqft)

Represented by: Sandra Scott
Public comment: none present

Munsell commented that the proposed house has three floors.

McCarthy is concerned with the height of the house she adds that the neighborhood has many smaller homes.

Munsell asked about the height of the cupola. This turned into a discussion about the Code of the Town as it pertains to maximum roof height. Inspector Lauzon advises that code is 30ft from grade to the top plate.

Chair Richard felt the roof will need to be re-designed.

There is a discussion about once the property is up to grade they may need to re-design as it may be too high. Munsell felt that the project is appropriate overall but they are concerned with the height.

Chair Richard felt the house is appropriate but reiterated that it may need to come back to OKH for a re-design.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Peter Halesworth, at 30 Commerce Road, Barnstable, Map 301, Parcel 040 to rebuild single family home (2,450sqft) as indicated on the plans submitted. So voted: Aye, unanimous

Mid Cape Mobil, Inc. in a lease agreement with The Commonwealth of Massachusetts, 2155 Iyannough Road, West Barnstable, Map 215, Parcel 027/002 Replace MOBIL sign in-kind, replace diesel sign and change color to blue, add multiple signs at the fuel pumps including new fuel pump numbers

Represented by: Scott Andrews representing Mid-Cape Mobil

Public comment: none present

Munsell confirmed with Andrews that height and scale of the signs will not change.

Chair Richard confirms all signs will be the same. Andrew pointed out that some of the signs at the actual pumps will be new.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Mid Cape Mobil, Inc. in a lease agreement with The Commonwealth of Massachusetts, at 2155 Iyannough Road, West Barnstable, Map 215, Parcel 027/002 to replace MOBIL sign in-kind, replace diesel sign and change color to blue, add multiple signs at the fuel pumps including new fuel pump numbers as indicated on the plans submitted. So Voted: aye, unanimous

Kurinsky, Phil, & Barsalou, Lori, 61 Harbor View Road, Barnstable, Map 319, Parcel 047 Add a porthole window in the center of the front elevation; replace gable window with larger window, at the right elevation

Represented by: Jordan Race

Public comment: none present

Jordan describes the project.

Chair Richard has no issues.

Munsell asked if the porthole window works and how big is it. Race responded that it doesn't open and will be 30" across with trim, and will be gridded..

Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit G) for Phil Kurinsky & Lori Barsalou, at 61 Harbor View Road, Barnstable, Map 319, Parcel 047 to add a porthole window in the center of the front elevation; replace gable window with larger window, at the right elevation as indicated on the plans submitted. So voted: aye, unanimous

Kirby, Neil & Kathleen, 77 Sunset Lane, Barnstable, Map 301, Parcel 025, Marcus Harris Cottage, built prior to 1899, inventoried, contributing structure in the Barnstable Harbor area Full demolition of the 2,251 sqft single family structure and 100sqft shed

Represented by: Alison Alessi & John Kenney, Stephen Klug

Public comment: none present

Alessi began by advising that the cottage was built in 1889. In the 1960s it was heavily renovated and felt the changes made the original home no longer recognizable. Alessi advised there is almost no foundation and while just outside the flood zone, she would like to be prepared [for the new build].

Munsell asked if there are any elements they can save and reuse with the new house. Alessi believes they can salvage some framing of the roof though there is very little original material left.

Klug advised that the owners would like to incorporate any salvageable parts into the new home.

There is a discussion about the rebuild.

Chair Richard calls for public comment. None present.

Chair Richard commented that normally they would contemplate longer but it has been added onto so much. Munsell added that it would be hard to add on to what the existing.

Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Demolition or relocation (Exhibit H) for Neil & Kathleen Kirby, at 77 Sunset Lane, Barnstable, Map 301, Parcel 025, Marcus Harris Cottage, built prior to 1899, inventoried, contributing structure in the Barnstable Harbor area to demolish the single family structure and shed as indicated on the plans submitted. So Voted: aye unanimous

Kirby, Neil & Kathleen, 77 Sunset Lane, Barnstable, Map 301, Parcel 025, Marcus Harris Cottage, built prior to 1899, inventoried, contributing structure in the Barnstable Harbor area Construct 2,800 sqft single family home with covered porch, rear patio, and roof mounted solar panels

Represented by: Alison Alessi, John Kenney, Stephen Klug

Public comment: none present

Alessi begins by describing the project and advised that most of the square footage change is due to the design of the second floor.

Munsell asked about the proposed roofing material on the porch. Alessi responded that she proposed a standing seam metal roof about 8 feet in depth. Chair Richard advised they tend to not approve standing seam metal roofs. Chair Richard added that the solar panels are not appropriate in that area.

There was a brief discussion about the small window on the south elevation.

Motion duly made by David Munsell, seconded by to Approve the Certificate of Appropriateness (Exhibit I) for Neil & Kathleen Kirby, at 77 Sunset Lane, Barnstable, Map 301, Parcel 025, Marcus Harris Cottage, built prior to 1899, inventoried, contributing structure in the Barnstable Harbor area to construct 2,800 sqft single family home with covered porch, rear patio, as indicated on the plans submitted with the exception of the standing seam metal roof and roof mounted solar panels roof mounted solar panels will be excluded and the front porch roof will match the remaining roof on the house per the spec sheet submitted. So voted: aye: unanimous

Scott, Ryan, 40 Boxwood Drive, West Barnstable, Map 216, Parcel 057 Replace all windows with Anderson 400 series, grills to be full divided lights, six over 1 pattern, black; Azek trim to be painted white; reside with white cedar shingles, painted grey – corner boards and trim will be painted white; replace exterior doors with Anderson doors, six lights at top and two raised wood panels at bottom; doors finish will be mahogany

Represented by: Ryan Scott

Public comment: none present

Scott proposes Anderson 400 Series, true divided lights, trim and casing to be painted white the shingles will be pre-dipped cape cod grey.

Chair Richard felt the project was appropriate.

Motion duly made by Bett McCarthy, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit J) for Ryan Scott, at 40 Boxwood Drive, West Barnstable, Map 216, Parcel 057 to replace all windows with Anderson 400 series, grills to be full divided lights, six over 1 pattern, black; Azek trim to be painted white; reside with white cedar shingles, painted grey – corner boards and trim will be painted white; replace exterior doors with Anderson doors, six lights at top and two raised wood panels at bottom; doors finish will be mahogany as indicated on the plans submitted. So Voted: aye unanimous

Jenkins, Nelson, 365 Parker Road, West Barnstable, Map 176, Parcel 021/001 Demolish section of stonewall to construct driveway access

Represented by: Nelson Jenkins
Public comment: none present

Jenkins advised he will reuse the stones that will be removed.

Chair Richard does not believe this is an ancient wall.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Demolition or Relocations (Exhibit K) for Nelsen Jenkins, at 365 Parker Road, West Barnstable, Map 176, Parcel 021/001 to demolish a section of stonewall to construct a driveway as indicated on the plans submitted. So Voted: aye, unanimous

Jenkins, Nelson, 365 Parker Road, West Barnstable, Map 176, Parcel 021/001 Construct driveway; install new ¾" native stone driveway

Represented by: Nelson Jenkins
Public comment: none present

There are no questions or concerns with the driveway.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit L) for Nelson Jenkins, at 365 Parker Road, West Barnstable, Map 176, Parcel 021/001 to construct driveway; install new ¾" native stone driveway as indicated on the plans submitted. So voted: aye: unanimous

CERTIFICATE OF EXEMPTION

Prinzi, Patrick, 29 Wayside Lane, West Barnstable, Map 110, Parcel 017 Install 20 roof mounted solar arrays on the rear elevation

Chair Richard, Munsell, and Wallace agree that the panels are not visible and the home is on a dead end street.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit M) for Patrick Prinzi, of 29 Wayside Lane, West Barnstable, Map 110, Parcel 017, to install 20 roof mounted solar arrays on the rear elevation as indicated on the plans submitted. So voted: aye, unanimous

Smith, Brian, 20 Gelding Circle, Barnstable, Map 297, Parcel 051 Construct 100'X30" block wall with fieldstone face

Munsell confirms that the proposed wall will be 30 inches not 30 feet.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit N) for Brian Smith, of 20 Gelding Circle, Barnstable, Map 297, Parcel 051, to construct 100'X30" block wall with fieldstone face as indicated on the plans submitted. So voted: aye, unanimous

Cheglakova, Sviatlana, 141 Percival Drive, West Barnstable, Map 110, Parcel 001/015 Install 23 black roof mounted solar panels on rear dormer

Wallace and Chair Richard agree that you cannot see the panels [from a public way or place].

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit O) for Sviatlana Cheglakova, of 141 Percival Drive, West Barnstable, Map 110, Parcel 001/015, to install 23 black roof mounted solar panels on rear dormer as indicated on the plans submitted. So voted: aye, unanimous

Hearns, John, 50 Merion Way, Cummaquid, Map 356, Parcel 006 Install a 10'X12' shed; Everlast clapboard on front and rear elevations – color, grey; pre-dipped shingles on right and left – color, cape cod grey

Chair Richard confirmed the shed is in the rear of the home.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit P) for John Hearn, of 50 Merion Way, Cummaquid, Map 356, Parcel 006, to install a 10'X12' shed; Everlast clapboard on front and rear elevations – color, grey; pre-dipped shingles on right and left – color, cape cod grey as indicated on the plans submitted. Noting we have seen this material in the past. So voted: aye, unanimous.

Hearn, John, 50 Merion Way, Cummaquid, Map 356, Parcel 006 Replace existing rear deck; increase in size from 24'X10' to 24'X14'; decking will be pressure treated lumber; railing will be white azek or PVC

Munsell, Wallace & Chair Richard confirmed this project will be in the back of the house.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit Q) for John Hearn, of 50 Merion Way, Cummaquid, Map 356, Parcel 006, to replace existing rear deck; increase in size from 24'X10' to 24'X14'; decking will be pressure treated lumber; railing will be white azek or PVC as indicated on the plans submitted. So Voted: aye unanimous

Marcotte, Dana, 127 Acre Hill Road, Barnstable, Map 297, Parcel 079 20'X10' shed, natural wood siding, color to be grey

Munsell & Chair Richard comment that the shed is not visible.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit R) for Dana Marcotte, of 127 Acre Hill Road, Barnstable, Map 297, Parcel 079, to 20'X10' shed, natural wood siding, color to be grey as indicated on the plans submitted. So voted: Aye: unanimous

3220 Main Street, LLC, 3220 Main Street, Barnstable, Map 300, Parcel 010 Install 60 linear feet of 3' white picket fence at the south/southwest elevation; 32 linear feet of 3' white picket fence along the west/northwest elevation, 96 linear feet of 3' rail fence painted white along the northwest elevation, relocate existing book exchange to the front, building side, of the site.

Chair Richard commented that the plan is exempt. Munsell is in favor of the rail fence in the rear.

Motion duly made by David Munsell seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit S) for 3220 Main Street, LLC, of 3220 Main Street, Barnstable, Map 300, Parcel 010, to install 60 linear feet of 3' white picket fence at the south/southwest elevation; 32 linear feet of 3' white picket fence along the west/northwest elevation, 96 linear feet of 3' rail fence painted white along the northwest elevation, relocate existing book exchange to the front, building side, of the site as indicated on the plans submitted. So voted: aye, unanimous

Manning, Justin, 74 Holway Drive, West Barnstable, Map 136, Parcel 034 16'X36' deck; grey azek decking with white azek railing system

Munsell and Chair Richard confirm this project will not be visible.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit T) for Justin Manning, of 74 Holway Drive, West Barnstable, Map 136, Parcel 034, to 16'X36' deck; grey azek decking with white azek railing system as indicated on the plans submitted. So voted: Aye: unanimous

APPROVAL OF MINUTES:

Approval of the March 13, 2019 Meeting Minutes are moved to the May 22, 2019 hearing so that the secretary get clarification on what was said by Mr. Sprinkle on the 1876 Phinney's Lane application.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated March 27, 2019 (Exhibit V) as amended. So voted: aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by David Munsell, seconded by Lesley Wallace at 7:49pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	File	301/047/000
Exhibit B	Certificate of Appropriateness	File	348/034/000
Exhibit C	Certificate of Appropriateness	File	301/013/000
Exhibit D	Certificate of Demolition	File	301/040/000
Exhibit E	Certificate of Appropriateness	File	301/040/000
Exhibit F	Certificate of Appropriateness	File	215/027/002
Exhibit G	Certificate of Appropriateness	File	319/047/000
Exhibit H	Certificate of Demolition	File	301/025/000
Exhibit I	Certificate of Appropriateness	File	301/025/000
Exhibit J	Certificate of Appropriateness	File	216/057/000
Exhibit K	Certificate of Demolition	File	176/021/001
Exhibit L	Certificate of Appropriateness	File	176/021/001
Exhibit M	Certificate of Exemption	File	110/017/000
Exhibit N	Certificate of Exemption	File	297/051/000
Exhibit O	Certificate of Exemption	File	110/001/015
Exhibit P	Certificate of Exemption	File	356/006/000
Exhibit Q	Certificate of Exemption	File	356/006/000
Exhibit R	Certificate of Exemption	File	297/079/000
Exhibit S	Certificate of Exemption	File	300/010/000
Exhibit T	Certificate of Exemption	File	136/034/000
Exhibit U	Meeting Minutes	Date	March 13, 2019
Exhibit V	Meeting Minutes	Date	March 27, 2019