

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

BARNSTABLE
TOWN CLERK

Wednesday, September 25, 2019, 6:30pm 20 JAN 15 A10 52

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. | Absent |
| Lesley Wallace | Present |
| Bett McCarthy, Alternate | Present |
| Building Inspector | Jeffrey Lauzon |
| Planning Staff | Paul Wackrow |

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

Gray, Samantha, 960 Main Street, West Barnstable, Map 156, Parcel 025, Manuel Flores House, built 1914, contributing structure in the Old King's Highway Historic District

Install approximately 80 linear feet of 6' stockade fence along the eastern property line

Represented by: Samantha & Matt Gray

Public comment: none present

Ms. Gray would like to install a classic cedar stockade fence, 6' at 80 feet between her and the neighbor.

Chair Richard confirms it is to block from the neighbors.

Bearse confirms the 6ft will start behind the rear of the house.

Jessop asks about the parking lot. Bearse advises it is behind the collision shop.

Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit A) for Samantha Gray, at 960 Main Street, West Barnstable, Map 156, Parcel 025 to install approximately 80 linear feet of 6' stockade fence along the eastern property line as indicated on the plans submitted. So Voted: Aye, unanimous

Stapleton, Bill & Souza, Elizabeth, 305 Bragg's Lane, Barnstable, Map 298, Parcel 031/001
Install 29 solar panels on the south/front elevation

Represented by: Thomas Wineman from Clean Energy Design, LLC.

Public comment: None present

Chair Richard began by commenting that the board does not tend to approve panels on the front of the house though they have approved two others on Bragg's Lane. He added that these panels will be significantly visible.

Wineman felt the house is set back; it is on a long sweeping curve and will be minimally visible.

Minutes Approved on 01/08/2020

Jessop felt the jagged edge of the layout is inappropriate.

Chair Richard asks if they can redesign the array to be two rows.

There is a discussion regarding the possibility of changing the layout.

McCarthy confirmed with Wineman that the panels will be on the south facing roof.

Chair Richard called for public comment.

The discussion about changing the layout continued.

Chair Richard asked Wineman if the homeowners would be amenable to planting arborvitaes to help minimize the impact of the panels.

Chair Richard asks if he would be amenable to planting the arborvitaes. Two rows – keep it a rectangle.

Wallace is not in favor of the project.

McCarthy would prefer the second option.

There is a discussion about making a motion subject to the homeowner agreeing to plant arborvitaes.

Bearse would like the applicant to agreement on the plantings before the approval.

Wineman would prefer continuing to October 16, 2019 hearing so he can discuss the options with the homeowner.

Motion duly made by George Jessop, seconded by Lesley Wallace to Continue the Certificate of Appropriateness (Exhibit B) for Bill Souza, at 305 Braggs Lane, Barnstable, Map 298, Parcel 031/001, to install 29 solar panels on the south/front elevation. So voted: Aye, unanimous

Massachusetts Audubon Society, Inc., 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001
Construct a 1,600 sqft one-story building including walkways, grading, and landscaping, relocate existing signage

Represented by: Jill Neubaur & Kristian Mitz-Tan, Dean Sanctuary director

Public comment: Linda Conway, James Luther

Dean is the director for the wildlife sanctuary, he advises the mass Audubon is looking to expand and look more professional.

Mitz-Tan, architect, described the project; proposed single story, 1600 sqft. Materials and colors will be in keeping with the existing house. However, they propose the use of Boral. Chair Richard confirmed the Boral will be painted.

Conway asked about the roof color; Chair Richard confirmed it will be asphalt.

James Luther is the son of the direct abutter (White), the family has some concerns about the proposed building and how it will affect the area. He also refers to a deed restriction on the property.

Chair Richard noted Luther's concerned but advised that some matters fall outside of OKH purview.

Chair Richard felt the building is appropriate for the size of the lot. Bearse concurred.

Jessop felt the scale and basic design are appropriate for the neighborhood.

Motion duly made by Carrie Bearse , seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Massachusetts Audubon Society, Inc. at 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001 to construct a 1,600 sqft one-story building, including walkways, grading, landscaping and the relocation of existing signage as indicated on the plans submitted. So voted: Aye, unanimous

Town of Barnstable, Department of Public Works, Main Street and Millway, Barnstable Village
Install flagpole and planter at the southeast corner of Barnstable Harbor Marina (110 Freezer Road); Install decorative street lights, park benches, and bike racks along Main Street between Railroad Avenue and Millway; Plant trees and other landscaping along Main Street and Millway (Rendezvous Lane to Millway)

Represented by: Paul Graves, Engineer for DPW; Dan Santos, Director, DPW

Public comment: Ann Canedy, Cynthia Cole, John Flores, David Weber, Avery Revere, Georgann Ramage, Doug Payson, Henry Ramage

Graves described the project. It will run on 6A from Rendezvous Lane to Millway then extend north on Millway. The Town proposes to change sidewalks, pavement, as well as add park benches, bike racks, landscape plantings and a new flagpole.

Chair Richard read two letters into record; (1) from Avery Revere dated 9/25/19; (2) from Jan Rapp dated 9/12/19.

Chair Richard asked for public comment but Bearse proposes some questions first.

At Bearse's request, Graves clarified placement of benches and bike racks.

Bearse and Graves discuss trash receptacles. Graves advised that at this time, they have not been addressed. Bearse commented that any proposed trash receptacles would need committee approval.

There is a discussion about the accessibility platforms.

There is a discussion about the brick sidewalks; Graves noted it will be a stepped brick pattern – resembling a herringbone pattern.

Jessop and Graves discuss the road surface as well as the width of the road. Graves commented that the proposed plan will make it look more uniform and the project does not narrow the roadway. They continue to discuss the logistics of the intersection of 6A and Millway.

Dan Santos, Director, DPW questioned the committees purview over the road and stampings.

McCarthy asked about the crosswalks. Ann Canedy the color proposed for the ADA platforms. Santos responded that the Disability Commission decided that yellow would be the approved color for the ADA platforms.

Cynthia Cole is interested in the lighting.

Graves advised the lights will be installed on Main Street between Railroad Avenue and the intersection of Millway/Main Street. The 20 lights are LED on decorative poles.

Cole is not in favor of the lighting.

Chair Richard commented that this project was initiated due to speed and safety concerns. John Flores reiterated that this project was started due to safety concerns.

David Weber would like to address the removal of a tree. Mr. Weber is not in favor of the project; he is concerned with the replanting plan.

Avery Revere is not in favor of the street lights though she is in favor of the flagpole at the marina.

Bearse confirmed the planting container at the flagpole will be consistent with the existing timber planter.

Graves advised they propose to plant 20-30 new trees.

Georgann Ramage is concerned with the number of light poles and is not in favor of the bike racks. Though she is in favor of the bench finish.

Jessop asks how high the existing lights. Graves advised 20-40 feet. Graves, they are intended to be pedestrian scale.

Bearse is not in favor of the bike racks or the lights themselves. She would like to see a fixture that is more appropriate.

McCarthy felt that the lighting is an issue – noting there are some dark areas.

Doug Payson the three lights in front of the courthouse were the last original light fixtures.

Bearse asked Graves if he would be amenable to continuing review of this application to the next meeting. She would like to see light samples as well as where the lights will be placed.

Santos questions the request for a sampling. Chair Richard would prefer that they match or come close to the original historic lamp. Graves advised this light was inspired by the courthouse lights.

Chair Richard added that wood is more appropriate than metal.

Henry Ramage comments that he lives in Barnstable Village he feels we need to make improvements though he does not want the area to feel industrialized.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to continue the Certificate of Appropriateness (Exhibit D) for Town of Barnstable, Department of Public Works, at Main Street and Millway to Install flagpole and planter at the southeast corner of Barnstable Harbor Marina (110 Freezer Road); Install decorative street lights, park benches, and bike racks along Main Street between Railroad Avenue and Millway; Plant trees and other landscaping along Main Street and Millway (Rendezvous Lane to Millway) to the October 16, 2019 meeting with the request that the committee is provided with a rendering of the lights and light spread of the fixtures and reconsider bike racks design and number. So voted: Aye, unanimous.

SCENIC ROADS APPLICATION

Town of Barnstable, Department of Public Works, Removal of 14 trees within the Main Street/6A right-of-way. Trees to be removed are located immediately adjacent to the following properties:

3135 Main Street, Map 278, Parcel 008/000 (5 trees); 3180 Main Street, Map 300, Parcel 048/000 (2 trees); 3195 Main Street, Map 299, Parcel 024/000 (1 tree); 3220 Main Street, Map 300, Parcel 010/000 (1 tree); 3239 Main Street, Map 299, Parcel 020/000 (2 trees); 3280 Main Street, Map 299, Parcel 035 (2 trees); 3330 Main Street, Map 299, Parcel 041/000 (1 tree);

Represented by: Andrew Bernier TOB Tree Warden

Public comment: Doug Payson, Stephen Bartlett

The trees are being proposed because they could not figure a sound way to save them as a result of the roadwork.

Ann Canedy commented that John Flores and Betsey Wheeler already reviewed the trees and many of the trees were marked to keep. Ann advised there is a reason for every removal. Generally we agree that the trees listed should be

Minutes Approved on 01/08/2020

removed. The most controversial are in front of Barnstable tavern. In order to relay the new bricks those tree roots will have to be cut and in turn the trees will die. They also noted that there are rather large maples behind them. There are also trees in front of the yoga studio. She continues to explain why the trees need to be removed. The Town has proposed several tree replacements. Canedy questions the use of oak trees and arborvitaes. Also arborvitaes are not shade trees and do not meet the spirit of two for one replacements.

Bartlett of 3135 Main Street questions five trees near his property. He commented that one was dead and asked about the remaining four marking in blue tape. John Flores confirmed that the trees marked with blue tape are not being removed and that if a tree has not been marked, it is assumed they are to remain.

Doug Payson he is concerned with the replanting and wants to see that shade trees are planted, not shrubs.

Chair Richard calls for further public comment (no one stepped up).

Bernier added that the list can be altered.

Bearse would prefer shade trees if the locations allow.

Barlett asked about planting Elms. Bernier advised that elms are not on the list though if he found a suitable location it could be a possibility.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Route 6A Scenic Roads application for removal of Trees for the Town of Barnstable, Department of Public Works, (Exhibit E) to remove 14 trees within the Main Street/6A right-of-way. Trees to be removed are located immediately adjacent to the following properties: 3135 Main Street, Map 278, Parcel 008/000 (5 trees); 3180 Main Street, Map 300, Parcel 048/000 (2 trees); 3195 Main Street, Map 299, Parcel 024/000 (1 tree); 3220 Main Street, Map 300, Parcel 010/000 (1 tree); 3239 Main Street, Map 299, Parcel 020/000 (2 trees); 3280 Main Street, Map 299, Parcel 035 (2 trees); 3330 Main Street, Map 299, Parcel 041/000 (1 tree); as indicated on the plans submitted. So Voted: Aye, unanimous.

MINOR MODIFICATION

Kirby, Kathleen & Neil, 77 Sunset Lane, Barnstable, Map 301, Parcel 025
Changes to windows and doors at all four elevations

Steven Klug advised that the changes are in clouds.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit F) for Kathleen & Neil Kirby, of 77 Sunset Lane, Barnstable, Map 301, Parcel 025, to change the windows and doors on all four elevations, as indicated on the form submitted. So voted: Aye, unanimous

APPROVAL OF MINUTES:

Chair Richard commented that we will postpone review of the August 28th Meeting Minutes to the October 16, 2019 meeting.

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by Lesley Wallace at 8:54pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

| | | | |
|-----------|--------------------------------|------|-------------|
| Exhibit A | Certificate of Appropriateness | File | 156/025/000 |
| Exhibit B | Certificate of Appropriateness | File | 298/031/001 |

Minutes Approved on 01/08/2020

| | | | |
|-----------|--------------------------------|------|------------------------|
| Exhibit C | Certificate of Appropriateness | File | 337/010/001 |
| Exhibit D | Certificate of Appropriateness | File | TOB Streetscape 2019 |
| Exhibit E | Scenic Roads Application | File | Multiple Map & Parcels |
| Exhibit F | Minor Modification | File | 301/025/000 |
| Exhibit G | Meeting Minutes | Date | August 28, 2019 |