

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

BARNSTABLE  
TOWN CLERK

**Wednesday, October 16, 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 Bearnse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Bett McCarthy, Alternate	Present
Building Inspector	Bob McKechnie

A quorum being met, Chair Richard called the hearing to order at 6:32 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.

*The vote of Alternate, Bett McCarthy, was only counted were noted.*

**CONTINUED APPLICATIONS**

**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: Tim Wineman of Clean Energy Design; Beth Souza and Bill Stapleton

Public comment: None present

Souza is requested the use of a lighter colored roof.

Chair Richard replied that the dark panels are less impactful with a darker roof.

There is a discussion about the lighter roof vs darker roof.

Souza would prefer the modified layout provided.

Bearnse felt the application was continued to (1) rearrange the panels (2) the second was to get the owners permission to put some landscaping in front to block the visibility. She was under the impression the committee would be fine with either the dark or light panels.

Chair Richard responded that the least visual impact would be black panels on a black roof (and then there is no need for plantings). Souza is agreeable to this suggestion.

Chair Richard reiterated that black on black would be fine given the location; Wallace agreed that the black panels on a black roof would be more appropriate.

Wineman asked if they can still do charcoal grey.

**Motion duly made by Carrie Bearnse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Bill Stapleton & Elizabeth Souza, at 305 Bragg's Lane, Barnstable, Map 298, Parcel 031/001 to install black solar panels on the south/front elevation as indicated on the plans submitted; black panels in the current rectangular array and approve the change for roof color to charcoal architectural shingles noting this is not on a highly traveled thoroughfare and no abutter present to oppose. So voted: Aye (4) with Munsell abstaining.**

*Munsell recused himself from this application. The vote of alternate McCarthy was counted for this application.*

**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, DPW

Public comment: Joe Berlandi, Ann Canedy, John Flores, Cynthia Cole, Peter Eastman, Rob O'Leary, Henry Ramage

Graves advised that they have looked into the impact of the lighting in the village. He runs through the power point provided on 10/16/19. Graves describes the different styles of light fixtures. He advised there are several styles of arms as well as lanterns (page 3). He notes that there are other types of lighting (page 4).

Bearse asks if they have posts available that will meet the lighting quality DPW is looking for.

Graves continues by showing the map where the street lighting is proposed (page 7). There is a discussion between Graves & Bearse regarding the lighting.

Chair Richard confirmed the new light fixture will go on the same pole and base as previously submitted but the arm and lantern will be different.

Chair Richard prefers the lantern on the left (page 4). Chair asked if it will light down and not out. Jessop added that the lights have interior shielding that directs the lighting downward.

Bearse prefers the left most lantern on page 6 (top post). Graves would prefer post mounted or on an arm.

Berlandi hands in long range plan (see addendum). Berlandi is supportive of the project.

Flores agrees with Berlandi's support of the project. He adds that he is supportive of the project moving forward and reminded the committee that this project came about as a result of speeding issues in the village.

Canedy has gone back to the Disability Commission and pointed out that colonial red is being used within the district now. The disability commission felt the red fades. Disability Commission suggested all white or use a red pad and border it with white.

Cynthia Cole was concerned with the number of lights.

Bearse confirmed with Graves that the benches are teak.

Cole is not in favor of the benches and light fixtures.

Eastman commented would prefer the green ADA platforms.

Rob O'Leary is not in favor of the project and feels there is too much lighting.

Chair Richard responded that eleven lights are coming down.

Henry Ramage is not in favor of cutting the number of lights down.

Chair Richard closed public comment.

Chair Richard confirmed there are 19 light posts.

Wallace is concerned with the number of lights.

McCarthy felt the lights are appropriate noting that when she looked at the plan she saw the coverage and felt the new lights are more concentrated.

Jessop felt the lighting level is appropriate.

Chair Richard asks if they can lower the lumens vs the lights in Marstons Mills. Chair Richard would prefer lower and warmer lighting.

Bearse confirmed with Graves that the fixtures can be a matte finish.

Bearse felt the three bike racks proposed are simple though modern.

Jessop felt there should be something in the way of a bike rack.

Chair Richard felt three bike racks were appropriate.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit B) for Town of Barnstable, Department of Public Works, Main Street and Millway, Barnstable Village 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) as indicated on the plans submitted noting the flagpole and planter are approved as previously discussed the lamp posts will be Lumic S26 mounted on top of the post, painted matte black, benches as submitted and 3 bike racks as submitted, including other landscaping. So voted: Aye, 4 (with Wallace opposed)**

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Munsell returned.

Bearse recused herself from this application.

#### **APPLICATIONS**

**Barnstable Yacht Club, 154 Beale Way, Barnstable, Map 280, Parcel 003, The Barnstable Yacht Club, Inc., inventoried Replace windows**

Represented by: Corey Mastin

Public comment: none present

There is a discussion about the type of window being used. The Board felt the windows are appropriate.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Barnstable Yacht Club, at 154 Beale Way, Barnstable, Map 280, Parcel 003 to replace windows as indicated on the plans submitted. So voted: Aye, 4 (Jessop opposed, Bearse recused).**

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**Town of Barnstable, 2377 Meetinghouse way, West Barnstable, Map 155, Parcel 040, West Barnstable Elementary School, built 1903, contributing structure in a National Register District, inventoried**

Replace windows

Represented by: Mark Marinaccio, DPW

Public comment: none

Marinaccio described the project; wood windows in keeping with the original style.

Chair Richard confirmed they are including the diamond windows on the end.

Chair Richard asks for comments or concerns; there was no response.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit D) for Town of Barnstable, at 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040 to replace windows as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Philbrook, Angela, 3261 Main Street, Barnstable, Map 299, Parcel 018**

Repaint building, shutters, doors, and trim

Represented by: Angela Philbrook

Public comment: none

Bearse asked if the blue is the blue that is on the door now. Angela confirmed she is repainting it the same door color. Munsell confirmed the ice cream signage will not be returning

**Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit E) for Angela Philbrook, at 3261 Main Street, Barnstable, Map 299, Parcel 018 to repaint building, shutters, door and trim as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Mercer, Douglas, 6 Harvey Avenue, Barnstable, Map 318, Parcel 020**

Replace three double hung windows; replace rotted fence

Represented by: Doug Mercer

Public comment: none

Chair Richard advised that the windows on Commerce are one over one; he confirmed with Mercer that the windows will be 6/6; he will be replacing the sash.

**Motion duly made by David Munsell, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit F) for Douglas Mercer, at 6 Harvey Avenue, Barnstable, Map 318, Parcel 020 to replace three double hung windows and replace fence as indicated on the plans submitted. So voted: Aye, unanimous**

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**Hearns, John, 50 Merion Way, Barnstable, Map 356, Parcel 006**

Garage addition - construct a 2-car attached garage addition with attic space. Reconfigure driveway layout. Convert existing garage into living space by removing the garage doors and replacing with two double hung windows, add one double hung on the side, and install French doors on the rear. Construct a stone patio on the rear. Construct rock wall at new driveway.

Represented by: Maureen Hearns and Jason Muto (builder)

Public comment: none

Hearns would like to demolish the interior of existing garage and convert it into a family room. Then she proposes to construct a new attached garage. The windows will be 6/6. Siding cape cod grey as is currently. Roof will match.

Chair Richard confirmed the addition will match the existing home.

Bearse felt exterior applied grills to match existing would be appropriate.

Bearse asked about the garage doors; she does not feel the garage doors are appropriate as drawn. She would like the homeowner to provide a photo of the final garage door for approval by the Chair.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for John Hearns, at 50 Merion Way, Barnstable to construct a 2-car attached garage addition with attic space. Reconfigure driveway layout; Convert existing garage into living space by removing the garage doors and replacing with two double hung windows, add one double hung on the side, and install French doors on the rear. Construct a stone patio on the rear. Construct rock wall at new driveway as indicated on the plans submitted noting the windows in the addition and garage should have applied exterior grills to match the home. Final design for garage doors should be submitted to approve. So voted: Aye, unanimous**

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**St. Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, built 1890, contributing building in a National Register District**

Install solar panels on the rear elevation

Represented by: Neal Holmgren

Public comment: None

Holmgren described the project; 104 panels - all modules not visible from 6A.

**Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit H) for St. Mary's Episcopal Church, at 3055 Main Street, Barnstable, Map 279, Parcel 042 to install solar panels on the rear elevation as indicated on the plans submitted although the property is located on 6A, the panels are on the rear elevation and not visible. So voted: Aye, unanimous.**

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**Barnstable Land Trust, 1540 Main Street, West Barnstable, Map 197, Parcel 015**

Replace some windows, remove existing shutters, paint all new and existing trim white, apply new coat of stain to cedar shingles where needed

Represented by: Janet Milkman & Peter Pometti

Public comment: none present

Pometti described the project. Chair Richard asked about the windows as the application says interior removable grills. Pometti advised some are single pain and the other half are not.

Bearse would prefer applied exterior grills.

Chair Richard would at least prefer simulated divided. Bearse adds removable interior grills are not appropriate on 6A.

Chair Richard added they only have to be replaced on the front. Munsell felt the side windows will be visible when driving by.

Pometti confirmed the windows will be vinyl clad. He then asked if he can switch the manufacturer providing the look of the window is the same. Chair Richard and Bearse agreed that as long as the front windows have exterior applied grills as well as the window unit on the west side have applied exterior, they may change manufacturers. The rear and east are at the applicant's discretion.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit I) for Barnstable Land Trust, at 1540 Main Street, West Barnstable, Map 197, Parcel 015 to Replace some windows, remove existing shutters, paint all new and existing trim white, apply new coat of stain to cedar shingles where needed as indicated on the plans submitted the windows on the front facing 6A) and west elevation will have applied exterior grills in the patterns that match the plans. So voted: Aye, unanimous.**

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**Miller, Andrew & Tracy, 127 Maushop Avenue, Barnstable, Map 278, Parcel 046/003**

Construct a new single family home

Represented by: Andrew Miller

Public comment: Marcy Dugas

Chair Richard commented that this house is set up on high and not very visible.

Miller advised it is set back in the woods.

Chair Richard asked if the proposed solar panels would be on the back or side. Andrew advised they will be facing southwest on the back and side, not visible.

Bearse confirmed with Miller that the driveway material will be pavement.

Munsell asked about the roof line on the front of the house.

Chair Richard asked for public comment.

Dugas is an abutter and liked the house. Her only concern is the water-flow and drainage. Andrew hoped the excavating plan will help the drainage issue.

Jessop confirmed with Miller that the siding material will be cedar with azek trim.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit J) for Andrew & Tracy Miller, at 127 Maushop Avenue, Barnstable, Map 278, Parcel 046/003 to construct a single family home as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Stewart, John & Ellen, 20 Cedar Street, West Barnstable, Map 130, Parcel 014/002**  
Re-shingle house using Maibec white cedar shingles, color – Linen White

Represented by: Ellen & John Stewart

Public comment: none present

There is a discussion about the color.

**Motion duly made by Carrie Bearse seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit K) for John & Ellen Stewart, at 20 Cedar Street, West Barnstable, Map 130, Parcel 014/002 to re-shingle the house using Maibec white cedar shingles in linen white as indicated on the plans submitted. So voted: Aye, unanimous.**

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**CERTIFICATE OF EXEMPTION**

**Angelo, Jacob, 46 Meadow Lane, West Barnstable, Map 133, Parcel 020**  
Construct a third garage bay, single story, with roof deck

Chair confirmed the project is not visible.

**Motion duly made by Carrie Bearse, seconded by George Jessop, to Approve the Certificate of Exemption (Exhibit L) for Jacob Angelo, of 46 Meadow Lane, West Barnstable, Map 133, Parcel 020, to construct a third garage bay, single story, with roof deck as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Marcotte, Dana & Ann, 127 Acre Hill Road, Barnstable, Map 297, Parcel 079**  
Install solar panels on the front elevation

Chair Richard confirmed the property is not visible.

**Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit M) for Dana & Ann Marcotte, of 127 Acre Hill Road, Barnstable, Map 297, Parcel 079, to install solar panels on the front elevation as indicated on the plans submitted; even though the panels will be on the front, it is not visible and no abutters are present to oppose. So voted: Aye, unanimous.**

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**MINOR MODIFICATION**

**Lupfer, Dan & Knox, Liz, 60 Locust Lane, Barnstable, Map 319, Parcel 127**  
Change 4 double hung windows to awning windows; remove chimney

Jessop commented that the chimney does not meet code.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Minor Modification (Exhibit N) for Dan Lupfer and Liz Knox, at 60 Locust Lane, Barnstable, Map 319, Parcel 127 to change 4 double hung**

*Minutes Approved on 01/08/2020*

windows to awning windows and remove the chimney as indicated on the plans submitted. So voted: aye, unanimous.

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**APPROVAL OF MINUTES:**

**Motion duly made by Lesley Wallace, seconded by Bett McCarthy, to Approve Meeting Minutes, Dated August 28, 2019 (Exhibit O). So Voted: Aye; (Jessop, Munsell & Bearse abstained)**

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**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated September 11, 2019 (Exhibit P) as amended. So voted: Aye (Bearse abstained).**

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**Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by David Munsell at 8:37pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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Exhibit A	Certificate of Appropriateness	File	298/031/001
Exhibit B	Certificate of Appropriateness	File	Barnstable Streetscape Project
Exhibit C	Certificate of Appropriateness	File	280/003/000
Exhibit D	Certificate of Appropriateness	File	155/040/000
Exhibit E	Certificate of Appropriateness	File	299/018/000
Exhibit F	Certificate of Appropriateness	File	318/020/000
Exhibit G	Certificate of Appropriateness	File	356/006/000
Exhibit H	Certificate of Appropriateness	File	279/042/000
Exhibit I	Certificate of Appropriateness	File	197/015/000
Exhibit J	Certificate of Appropriateness	File	278/046/003
Exhibit K	Certificate of Appropriateness	File	130/014/002
Exhibit L	Certificate of Exemption	File	133/020/000
Exhibit M	Certificate of Exemption	File	297/079/000
Exhibit N	Minor Modification	File	319/127/000
Exhibit O	Meeting Minutes	Date	August 28, 2019
Exhibit P	Meeting Minutes	Date	September 11, 2019