

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, February 23, 2011

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 will be held on the following application:

Committee Members Present: George Jessop, Patricia Anderson, Carrie Bearse, Elizabeth Nilsson and Bill Mullin

A quorum being met, Chair Jessop called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

CONTINUED APPLICATIONS

Schilpp, Frederick/Pickman, Carolyn, 115 Rendezvous Lane, Barnstable, Map 279, Parcel 029

New Screened Gazebo, Greenhouse, 2 Shed Dormers, 2 Enlarged Double Hung Windows
(Continued from November 10, 2010, December 08, 2010, January 12, 2011 & February 09, 2011)
Applicant requests continuation to March 09, 2011

Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Frederick Schilpp and Carolyn Pickman to March 09, 2011 as Requested. So Voted Unanimously

NEW APPLICATIONS

Kramer, Michael & Tracy, 71 Brentwood Lane, Cummaquid, Map 333, Parcel 025

Addition to Garage

Represented by Michael & Tracy Kramer and Steve Cook, Cotuit Bay Design

Mr. Cook stated that the house was built in the 1990's with a one car garage and the owners would like to add a 16' bay. Roofing, framing, and siding will all match existing and they will reuse the existing window, however, exchange the garage doors to carriage style door.

Motion duly made by Pat Anderson, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Michael & Tracy Kramer at 71 Brentwood Lane, Cummaquid as Submitted. So Voted Unanimously

NOTE: The application for Parke, Susan & David, 130 Acre Hill Road, Barnstable, Map 297, Parcel 068 was taken next out of order upon the request of Steve Cook who also represents this Applicant.

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road

Represented by Roger Parsons, DPW and John Morgan, Coler & Colantonio, Inc.

Mr. Parsons explained that they are seeking a Certificate of Appropriateness for the work proposed as described in the application. The project will consist of the grinding up of the existing pavement and mixing to proper gravel and re-paving and hopefully improve the water surface drainage. This will also improve the roadway as in some sections it is eroding. They did have a public meeting with the abutters.

George Jessop asked for specific highlights of the design and Mr. Morgan commented that the road will be very similar to what is out there today. They intend to slightly modify the crowning road in some places. Some work on the side of the road will be conducted within two feet to tie the grades back in and some landscaping work. There is no anticipation of tree cutting and no stone walls will be moved or taken out. There are some concrete rails that will be replaced with the timber guardrails that you see around on many of the streets. Drainage will use a catch basin and the basins will have overflow to existing outlets in the event of larger rain storms.

Patrick Page & Jane Saunders of West Barnstable identified themselves as abutters and wished to address the Committee. Mr. Page stated that he is very much aggrieved at the work being proposed along Route 132. He has been in touch with Mass Highway and the pipe that is on Oak Street, the overflow will go into the existing pipe which

has been on the road for many years. He noted that Mass Highway made it clear to him that it is illegal for anyone to let water or sediment go into a Mass Highway conveyance system. He also stated that the Town needs to file with Mass Highway for easement rights. Mr. Page requested that the Committee postpone this application until the Town has filed with Mass Highway.

Bill Mullin asked if the pipe drains into Buttonwood Lane and Ms. Saunders stated that it does and she believes this will contribute thousands and thousands of gallons of water that will come across the street and tie into illegally into the State's conveyance system.

Chair Jessop asked if there was a run off study done on this project and Mr. Morgan stated that there was not because they are not increasing the pervious area and there will be less run off because they will be leaching some of it. Currently the water goes directly into the pipe and in the proposed it will only be used as a backup.

Bill Mullin asked how many additional leaching basins are proposed and it was discussed approximately one dozen with the capacity of 1,000 gallons each.

Mr. Parsons commented that it is a smaller pipe at the end of Oak Street and when he spoke to Mr. Page was that he would take a closer look and add additional drainage if necessary. The current design of Oak Street does have an existing condition and this issue would continue, however, they are working towards reducing the burden.

Pat Anderson asked if the project is completed as per the specifications proposed, can they guarantee no run offs? Mr. Parson stated that no they could not, but if he could facilitate any action or if there is a situation where the Town needs to take action or if there is an overflow problem, he would address them.

Ms. Saunders asked if it is proven that this does not improve the problem, but causes more of a burden who was going to fix the problem. Chairman Jessop noted that this Committee has jurisdiction to a certain point and that is the pavement material. Mr. Page asked the Old King's Highway Committee to delay the project approval and ask the applicant to file for the easement he believes they need with Mass Highway.

Pat Anderson asked Mr. Parson if it would be agreeable to him if they were to postpone the applicant to the next meeting date, could he look into the easement issue for the members.

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works to March 09, 2011.
So Voted Unanimously**

Tsotsis, Michael & Dorothy, 75 Salten Point Road, Barnstable, Map 280, Parcel 038

Site Design Revision, Reduction in Retaining Wall, Addition of Windows
Represented by Oliver Orwig, Nicholaeff Architects and Philip Cheney

Mr. Orwig explained that they have made changes to the original approval in that they have reduced the mass and they have dropped the first floor elevation by one foot and have regraded and refigured the retaining walls. By refiguring the retaining wall, they will now add a fence as originally they were using some of the retaining wall for the enclosure for the pool.

Chairman Jessop asked what the highest point of the wall would be and Mr. Orwig indicated that the highest point is approximately 5 feet at the point located just off the road facing the driveway. At the back between the pool and the house they have removed a retaining wall and added shrubs. A chain link fence facing Salten Point will surround the pool and the fence will have wooden posts with a top rail.

Carrie Bearse asked about the addition of windows and Mr. Orwig referred to the submitted drawings. They wish to add two awning windows with a 6 light pattern to match upper sash and also wish to add flower boxes to the sills of some of the windows. They will also be adding side lights to an existing door, and wish to change one of the top windows from a triple hung to a double hung window.

It was noted that the specification sheet indicates a composite material for the trim and it was agreed by representatives that they would agree to a wood trim product.

Pat Anderson wished to note for the record that she was opposed to the original application and voted against approval and will continue to do so.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Michael & Dorothy Tsotsis at 75 Salten Point Road Barnstable for changes submitted, noting the representatives agreed to replace the composite material for trim to wood and that the proposed wooden posts in the chain link fence be substituted with a steel/metal rail post.

VOTE:

AYE: Jessop, Bearse, Nilsson, Mullin

NAY: Anderson

Goehring, Hilda, 143 Pine Lane, Barnstable, Map 278, Parcel 045

Replace 8 Windows

Represented by Hilda Goehring and Bradford Haven

Mr. Haven explained that they propose to replace eight windows with seven Andersen double hung and one casement. The double hung windows will have applied exterior grids and removable snap in grids on the interior. Mr. Haven also noted that since this Board does not approve composite material, they will change to a wood trim. Chairman Jessop added that bodyguard would be appropriate as well.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Hilda Goehring at 143 Pine Lane, Barnstable for windows as Modified to reflect wood trim.

So Voted Unanimously

NOTE: The following application was taken out of order on the Agenda

Parke, Susan & David, 130 Acre Hill Road, Barnstable, Map 297, Parcel 068

Extend Previously Approved Addition 4 Feet

Represented by Steve Cook, Cotuit Bay Design

Mr. Cook informed the Board that the owners were previously approved for construction of a 14' x 16' addition and they would like to increase to 16' x 20'. The only thing that changes is the fireplace that will have a bump out now. Chairman Jessop notes that he does not particularly approve of the bump out and Pat Anderson commented that it looks like it is missing something underneath. Chairman Jessop commented that part of the problem is that this is a gable roof and in this instance, a shed roof would look better and to carry the framing to the ground and put a bit of foundation down and continue the siding. The dormer should match the height of the windows.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Susan and David Parke at 130 Acre Hill Road, Barnstable as Modified to reflect the framing be brought to ground level and that the gable roof be replaced with a shed roof and new plans submitted to reflect these changes.

So Voted Unanimously

Gibbons, Frederick & Meg, 7 Point Hill Road, W. Barnstable, Map 136, Parcel 016

Extend Existing Addition 6 Feet

Represented by Seth Nickerson

Mr. Nickerson explained that an addition of a sun porch and a deck was approved approximately eight years ago and the homeowners wish to extend the room six feet. The doors and windows will be reused and the siding and the trim will match existing. They will also try to save the bushes and the vegetation.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Frederick & Meg Gibbons at 7 Point Hill Road, W. Barnstable as Submitted.

So Voted Unanimously

Correspondence Received

Letter dtd 1/31/2011 from Herbert H. Gross re: Correction to Age of Home on Form B

Pat Anderson noted that she prepared the Inventory Form and if Mr. Gross has any documents verifying the age of the house, they could update the information. She also stated that Cape Codders were notorious for moving houses and locating them elsewhere, so it is possible that this house could have been relocated.

Approval of Minutes

Minutes of January 12, 2011

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minutes of January 12, 2011 as Submitted.

VOTE:

AYE: Anderson, Bearse, Mullin

Abstained: Jessop, Nilsson

Minutes of February 09, 2011

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minutes of February 09, 2011 as Amended.

So Voted Unanimously

Having no further business before this Committee, a Motion was duly made by Pat Anderson, seconded by Carrie Bearse to Adjourn the Meeting at 8:30am.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary