

**Town of Barnstable
Old King's Highway Historic District**

**MINUTES
Wednesday, December 11, 2013
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 on the following application:

Carrie Bearse	Present
George Jessop	Present
Bill Mullin	Present
Mary Blair Petiet	Present
Ellen Merritt	Present

A quorum being met, Chair Bearse called the hearing to order at 6:33pm. 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

Swift, Harriet J. Estate of, 46 Bow Lane, Barnstable, Map 299, Parcel 049

Replace all Existing Windows, Remove One Door and One Window and Replace with 6' Slider
(Continued from November 13, 2013)

Represented by Will Swift

Mr. Swift informed the Committee that they have changed the windows to Andersen 400 Series with applied exterior grills. Chair Bearse thanked Mr. Swift for amending the application.

Motion duly made by Bill Mullin, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit A) for the Estate of Harriet J. Swift at 46 Bow Lane, Barnstable as Amended to reflect Andersen 400 Series with exterior applied grills.

So Voted Unanimously

NEW APPLICATIONS

Barbieri, Nina & Lawrence, 380 Sandy Neck Road, West Barnstable, Map 136, Parcel 052

Window Alterations and Change of Trim Material

Represented by Walter Warren, Contractor

Mr. Warren explained that they wish to replace the front window with a double hung mulled window and change the door to a fiberglass one, but in the same 6 panel detail. The owners would also like to replace the trim around the door with azek.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for Nina & Lawrence Barbieri at 380 Sandy Neck Road, West Barnstable as Submitted.

So Voted Unanimously

Randelman, Brandon & Eggleston, Chris, 2350 Meetinghouse Way, West Barnstable, Map 155, Parcel 032-002

Replace Rake, Trim & Water Board with Composite Material

Represented by Walter Warren, Contractor and Homeowner, Chris Eggleston

Mr. Warren stated that the owners would like to replace the rake, trim and water board with azek. George Jessop confirmed that the azek will be painted to match the existing trim.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit C) for Brandon Randelman & Chris Eggleston at 2350 Meetinghouse Way, West Barnstable as Submitted with notation that the trim will be painted to match the existing trim.

So Voted Unanimously

Nober Realty LLC, 177 Harbor Point Road, Barnstable, Map 352, Parcel 019

Construct 10' x 14' Addition

Represented by Andrew Segvin, Cape Associates

Mr. Segvin stated that they are proposing a 10' x 14' addition and all materials will match that of the existing house. George Jessop asks about the windows and Mr. Segvin confirmed they will have applied exterior grills to match those existing.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit D) for Nober Realty LLC at 177 Harbor Point Road, Barnstable as Submitted.

So Voted Unanimously

Kramer, Joyce & Nagle, Marcia, 4096 Main Street, Barnstable, Map 336, Parcel 054

Window Alteration

Represented by David Smith, Contractor

Mr. Smith advised the members that the window alteration is for the barn located behind the dwelling. Homeowner wishes to add two 8/8 tru divided lite windows on each side of the current 6/6 window, but all windows will be of the same size.

Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Joyce Kramer & Marcia Nagle at 4096 Main Street, Barnstable as Submitted.

So Voted Unanimously

Gill, Nancy & Joseph, 42 Burning Tree Lane, West Barnstable, Map 136, Parcel 026

Install 6' Vertical Cedar Fence

Represented by Nancy & Joseph Gill

Mr. Gill explained that they wish to install a fence at the rear of the lot with five foot posts, no gate and just a small opening at the corner to allow access to the beach. Bill Mullin noted that this will not be seen from the road.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit F) for Nancy & Joseph Gill at 42 Burning Tree Lane, West Barnstable, as Submitted.

So Voted Unanimously

Ryan, Raymond & Patricia, 2070 Main Street, Barnstable, Map 217, Parcel 025

Construct Roof Entryway over 2 Front Doors, Remove Side Door & Steps, Construct Shed Addition to Garage

Represented by Alex Ranney, Contractor

Mr. Ranney noted that there should also be a request for a deck on the rear of the house which was detailed in the plans, but not on the description page of the application. Chair Bearse stated that this will not be an issue due to its location at the rear of the property and could have been filed as an extension.

Mr. Ranney explained that most of the work they will be doing will be interior, however, he does wish to construct a shed addition to the existing garage. New entryways over the 2 front doors will add an architectural element to the front of the house. They will save the doors and windows. George Jessop suggested that they should stay below the barnboard and consider expanding the base as well and to use fluted columns. There are similar houses along the road and Mr. Ranney stated that they were trying to mimic those houses. Carrie Bearse confirmed that the window on the shed addition of the garage will have exterior fixed grills to match those that are existing. The deck is proposed for mahogany, but the homeowner would like the option of ipe as well.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit G) for Raymond & Patricia Ryan at 2070 Main Street, Barnstable as Amended to reflect a greek revival-style entry with fluted columns and the addition of a new deck on rear of house.

So Voted Unanimously

Commonwealth of Mass/Cape Cod Community College, 2240 Iyannough Road, Barnstable, Map 236, Parcel 005-B00 & Map 326, Parcel 005-W00

Installation of Natural Wood Fence along Route 132 for Visual Buffer of Solar Array

Represented by Michael Joyce, Turning Mill Energy

Chair Bearse read a letter received by Ron Beaty into the record

Mr. Joyce acknowledged that he is present this evening to try and work out the site line issues. During last year's storms numerous trees have come down and made the solar array more visible. He is proposing to install a natural fence, approximately 200 feet in length. The fence would run along the base of the tree line, and even though some of the area is quite camouflaged, the fence will run the entire length. Due to the terrain, some parts of the fence could be as low as 4' while other areas are 6' in height.

Chair Bearse noted that this Committee had suggested plantings along with the fence, however, there are none included in this application. Mr. Joyce added that they do not want to add plantings that need to be maintained. There will be vegetation that will grow and come back over the next few years which will also cover the fence.

George Jessop stated that the issue he had was the clearing out of the vegetation around the fallen trees. If the College wishes to eliminate maintenance of plantings, they should encourage the undergrowth. Mr. Jessop also suggested that the fence be painted or stained a dark green to blend in.

Ellen Merritt voiced concern that it is a very long fence and the undergrowth will not come up to the height of the fence at any time soon. She would suggest a few trees; perhaps cypress, white oak or a pin oak and some of the rain water would collect so there would only be a need for a watering plan for the first few years. Mr. Joyce believes this would be a great addition, but Turning Mill is responsible for the cost of the fence and does not believe they should incur additional costs related to plantings and a maintenance plan for watering. Ellen Merritt believes the cost for five trees would be minimal. She added that a young Leland cypress approximately 46" will grow 3-4 feet each year and costs approximately \$50.00. There should be a mix of plantings so that it blends in. Arborvitae will grow, but they are susceptible to wind. She recommends five trees in front of the fence and an additional three trees on the back side of the fence. She cautioned that if the evergreens are planted too close to the fence, that side of the tree will not grow. Mr. Joyce was concerned with the maintenance of the plantings and that Turning Mill should not be responsible. Carrie Bearse stated that it really should be the responsibility of the College to step up and maintain the plantings.

Chair Bearse opened the discussion to Public Comment

Will Plikatis, who owns two properties directly across the street from the College, stated he was concerned with the sound of traffic reflecting off the fence. He noted that they never used to see the College and now they see the buildings, the lights of the parking lot. Is anything planned to help mitigate the noise. Mr. Joyce noted that there is a natural berm which will break up the noise naturally. In addition, when noise hits the fence it will deflect the sound up.

Robert Plikatis, also an abutter directly across the street stated he had hoped that there would be taller plantings as currently; his house looks right down on the solar array.

Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit H) as Amended to reflect that the fence be made of cedar and stained or painted a dark color and a minimum of 2 pin oaks and 3 cypress or arborvitae, purchased and planted so that the installation height in front of the fence is between 5-6' and a suggestion that 3 evergreens (Leland Cypress or Arborvitae) be planted behind the fence also at 4-5' at planting.

So Voted Unanimously

Riley, William & Polivy, Kenneth, 2519 Main Street, Barnstable, Map 257, Parcel 010

Install Sign Identifying Subdivision

Represented by Jason Riley

Mr. Riley presented a 3'x5' sign to identify the subdivision that will be developed. This sign would be located directly behind where the temporary sign is now, however, the sign will not be put up until the road is cut. Carrie Bearse asked if once the road is cut, the new sign will go up and the temporary sign will come down. Mr. Riley indicated that the current sign would stay as well. Questions arose as to if both signs would be allowed under the sign ordinance. Ellen Merritt wish to know how much larger the proposed sign is from the temporary and Mr. Riley noted that it is approximately 2 feet larger. The members were agreed that the proposed sign should be placed at the beginning of the subdivision once the road is cut, the temporary sign will be removed and the approval will be for 6 months. If the sign is needed further, an extension should be requested by the applicant. The members would like clarification on if the proposed sign meets the requirements of a subdivision sign and confirmation of how many signs are allowed.

Motion duly made by George Jessop, seconded by Bill Mullin to Continue the Certificate of Appropriateness (Exhibit I) for William Riley and Kenneth Polivy at 2519 Main Street, Barnstable to January 08, 2014.

So Voted Unanimously

Fischer, Russell & Maureen, 2653 Main Street, Barnstable, Map 258, Parcel 043

Construct 18' x 24' Barn

Represented by Chris McGrath, Pine Harbor Wood Products

Mr. McGrath detailed the proposed 18' x 24' barn. The overhead door will have a faux track to make it appear as if it is two sliding doors similar to a barn door. Windows will be thermal pane glass with tru divided light. The location will be shielded from the street.

Motion duly made by Bill Mullin, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit J) for Russell & Maureen Fischer at 2653 Main Street, Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Difazio, Susan & Joey, 45 Cove Lane, Barnstable, Map 351, Parcel 004

Install 4' Cedar Picket Fence

Motion duly made by Mary Blair Petiet, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit K) as Submitted.

So Voted Unanimously

Hoog, Marie, 8 Bow Lane, Barnstable, Map 299, Parcel 051

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit L) as Submitted.

So Voted Unanimously

8' x 12' Shed, Shingled, Painted White

Mitchell, Douglas & Welsh, Christine, 2576 Main Street, Barnstable, Map 258, Parcel 002-001

Construct 10' x 7' Screen Room to Existing Shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit M) as Submitted.

So Voted Unanimously

Knott, William David, 2984 Main Street & 49 Crocker Lane, Barnstable, Map 279, Parcel 089 & Map 279, Parcel 019

Construct 10' x 20' Hunting Shed

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit N) as Submitted.

So Voted Unanimously

Murtaugh, Kathleen, 857 Main Street, West Barnstable, Map 158, Parcel 029-001

Install Flagpole

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit O) as Submitted.

So Voted Unanimously

MINOR MODIFICATIONS

3239 Main LLC, 3239 Main Street, Barnstable, Map 299, Parcel 020

Eliminate 2nd Front Entry Door and Add Six New Windows

NOTE: This application was taken out of order and reviewed at the conclusion of the application for 46 Bow Lane

Represented by Will Swift

Mr. Swift explained that the modification eliminates the 2nd front entry door and adds six new windows. The previous plan included two entry doors and Mr. Swift would like the option of approval for both designs.

Motion duly made by Mary Blair Petiet, seconded by Bill Mullin to Approve the Minor Modification (Exhibit P) for 3239 Main LLC as Submitted, allowing the option of either design.

So Voted Unanimously

CORRESPONDENCE RECEIVED

E-mail dated 11/27/2013 from Ron Beaty

The Chair acknowledged the receipt of Mr. Beaty's request. Chair Bearse believes that Elizabeth Nilsson was chosen to be the alternate, but not sure if Ms. Nilsson ever sent in the necessary paperwork.

Having no further business before this Committee, a motion was made by Bill Mullin, seconded by Mary Blair Petiet to Adjourn the Meeting at 8:46pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 229/049 dtd 11.13.2013
Exhibit B – Certificate of Appropriateness – File 136/052 dtd 12.11.2013
Exhibit C – Certificate of Appropriateness – File 155/032-002 dtd 12.11.2013
Exhibit D – Certificate of Appropriateness – File 352/019 dtd 12.11.2013
Exhibit E – Certificate of Appropriateness – File 336/054 dtd 12.11.2013
Exhibit F – Certificate of Appropriateness – File 136/026 dtd 12.11.2013
Exhibit G – Certificate of Appropriateness – File 217/025 dtd 12.11.2013
Exhibit H – Certificate of Appropriateness – File 236/005-B00 dtd 12.11.2013
Exhibit I – Certificate of Appropriateness – File 257/010 dtd 12.11.2013
Exhibit J – Certificate of Appropriateness – File 258/043 dtd 12.11.2013
Exhibit K – Certificate of Exemption – 2013 Exemption File dtd 12.11.2013
Exhibit L – Certificate of Exemption – 2013 Exemption File dtd 12.11.2013
Exhibit M – Certificate of Exemption – 2013 Exemption File dtd 12.11.2013
Exhibit N – Certificate of Exemption – 2013 Exemption File dtd 12.11.2013
Exhibit O – Certificate of Exemption – 2013 Exemption File dtd 12.11.2013
Exhibit P – Minor Modification – File 299/020 dtd 07.23.2013