

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, January 27, 2016**  
**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 at the West Barnstable Community Building, 2377 Meetinghouse Way, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Ellen Merritt	Present
Paul Richard	Present
David Munsell, Jr.	Present

A quorum being met, Chair Bearse called the hearing to order at 6:31pm. 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**

**Bergin, Peter & Ann, 70 Spyglass Hill Road, Barnstable, Map 355, Parcel 001-003**

Construct Attached 2-Car Garage, Mudroom, Kitchen Extension, Change of Exterior Paint Color

(Continued from January 13, 2016)

Represented by Peter & Ann Bergin

Mr. Bergin submitted sample paint chip and requested that the Committee approve both the Benjamin Moore #202 "Yellowstone" and #203 "Fields of gold" for the exterior clapboards on the front elevation. He also submitted a site plan which outlines where the new garage will be constructed. The house has a hexagon feature that makes it difficult to attach the garage to the side, so it was suggested that the garage go off the back of the house. Paul Richard noted that the garage will not be visible from the road. David Munsell, Jr. inquired if a new driveway was proposed. Mr. Bergin stated that currently there is a circular driveway that will remain and they have added a small extension to this to access the garage.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Peter & Ann Bergin at 70 Spyglass Hill Road, Barnstable as Submitted. So Voted Unanimously**

**Town of Barnstable (Lomb), 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040**

Lombard Field & Parking Improvements

(Continued from December 09, 2015)

NOTE: Applicant had requested a continuance to January 27, 2016)

Represented by John Juros, Special Projects, DPW & Kenneth Costello, SMRT Architects

Also present was Councilor Phil Wallace who represents Precinct 11

Carrie Bearse read a letter of concern into the record from Judy Desrochers (Exhibit B)

John Juros explained that they are in the process of final development design and are completing the regulatory approvals and once approved, they would seek construction documents. They have had many Civic Association meetings to review and explain the design and tonight wish to address the comments noted from this Committee at the December 9, 2015 meeting.

- Too many uses – this was not in their purview, these uses were already here. They were charged with trying to make it work better
- Lighting – the objective is to improve the lighting and remove the one large spot light that sprays out onto Meetinghouse Way.
- Parking – this has always been a concern. They also have to meet the storm water concerns. Currently, all water drains into the field and that is why they have proposed the curbs and walkways. They have heard clearly that there needs to be more parking and they did not wish to pave the entire parking area. Also have to take into consideration the handicap regulations and incorporate the four uses that exist.

- Moving Luke's Love Playground off the Site– Mr. Juros is not aware that this is even on the table. Luke's Love is part of the site and their proposal simply moves it so that it is away from the activity of the ball field and the parking lot.
- Curb Cuts – the reason for the new curb cut is that currently, the existing cut is adjacent to this building and forces all the parking to the area that is used now. Their goal was to combine handicap parking adjacent to the building and better the flow in the parking lot. John Juros noted that he sent this comment to the Town Engineer, Roger Parson, who has reviewed the design. He would like to have a different access for alternate entrance and exist and believes these curb cuts are appropriate. The Fire Department reviewed the plans and made two modifications on the inside radius to allow the fire trucks access.
- Alternative Material for Paving – they did look at the different options. There is significant drainage problems and over the years have tried many different materials. DPW has to plow and salt the area and asphalt works and is cost effective.
- Stone Dust Path & Asphalt Sidewalks – The goal was to provide a hard stable surface to connect to the parking lot. Would not want to use stone dust on the sidewalks that provide access to the parking lot. The design was to have the walking paths around the parking lot area to the different uses, rather than have to cut through the parking lot.
- Lighting – This system is web enabled so that the lights can be turned off by phone or at a certain time. John Juros has brought the issue of the lights being on late at night and the Recreation Department has agreed to address this. The lighting will be directed onto the field and not out into the neighborhood. For the pedestrian lighting, the existing is not enough. They did find a more traditional Victorian fixture that would increase the budget by approximately \$20,000 and they would be willing to look into this.
- Incorporate Signage – there has already been an approval for a new sign for the Community Building that is currently being made. He will, however, look into adding the additional signage onto this one.
- Eliminate Granite Curbing – The granite curbing is being used for storm water management. Asphalt does not hold up as well. The granite curbing will survive the snow plows.
- Change Color of Chain link fence – Green link fences oxidize over time, while black will fade out and blend in so that it is hardly visible.
- Additional Plantings – They did take a look at this and have modified some of the proposed plantings and have added more plants along Meetinghouse Way that will attract butterflies and bees. Ellen Merritt asked if there was irrigation or a maintenance plan for the plantings. It was stated that there is not one at this time; however, there is a one year guarantee on the maintenance of the trees or replacement if they die. John Juros has tried to encourage citizen groups to get involved, but has not been very successful.

Carrie Bearse asked if any Committee members had questions or comments:

Ellen Merritt asked if the retaining wall proposed around the new entrance was still concrete. John Juros stated that it may be possible to accommodate a stone face wall similar to that at the basement entrance to the Community Building and he would be willing to look into this.

David Munsell, Jr. noted that the new scoreboard will be quite visible from Lombard Avenue and was wondering if there were any plans for the aesthetics for the back of the board. Ken Costello stated that typically it is a black background.

Hearing no further comments from Committee members, the Chair open Public Comment:

Betty Nilsson spoke in opposition of the project. Meetinghouse Way is the most historic street, next to Route 6A in the Town of Barnstable. The softball field is part of the Village and that is fine, but the rest of the plan is unacceptable.

Skip Simpson spoke in favor of the program. He is a proud father of a young baseball player and he has traveled around the Cape to various fields. Some are poorly maintained, others are not. The poorly maintained fields are not used as much. This is a project that has been talked about for a very long time and he supports it.

Brian Harding, an abutter across the street, enjoys baseball as well. His concern is the lighting and would like to see this Committee approve when the lights can go on and when they should go off. His other concern is the number of uses. When all facilities are having a function, the Library, the Community Building, the Selectman's Building and the ball field, he can not get down the street to his house and the Recreation Department stated they want to redo the site so they can get more teams.

Hank Farnham stated that although he is the President of the Civic Association, he is here to voice his own comments and noted that the Civic Association has not taken a vote on this proposal. He has spoken to many members of the Civic Association and the support is overwhelming. This building is heavily used as is the property. West Barnstable does not have a business district, we have this area and it is important to do a project like this. He believes it is an improvement, however, also has concerns with the new access into the site. He would like to see the parking lot paved and noted that the Town has tried many various materials over the years and the only thing that works effectively and safely is asphalt. As members may recall, he tried five years ago to get lighting in the parking lot because there was none. It may not work properly, but at least there was lighting.

Councilor Phil Wallace spoke as a resident, Councilor and Liaison to the Old King's Highway. He has been involved with this project and met with DPW which has explained the design. This project will enable the Village to have adult softball and believes it will be an improvement. He likes the walkway around the field and he also likes the design of the new parking lot because you do not see the entire parking lot. Glad to see the playground move for the safety of the children. Over the last 18 months, he believes the project has come together very nicely and added that if residents are upset that they were not aware, then they were not paying attention. Mr. Harding commented that if they were to eliminate the lighting around the field and make it daytime or sunset games he would be in agreement. Councilor Wallace replied that this would fall under the management program of the Recreation Department.

Candy Kelly stated that she has come into this project late, but did read an article recently that noted that this project would be available to the schools and other athletic facilities and that has not been discussed. Carrie Bearnse explained that this was not within this Committee's purview. Ms. Kelly believes we need to be careful regarding the parking and the availability to other facilities. Does feel that it will be a good project, but would like to limit the number of facilities that could utilize the field.

Bob Spaulding commented that he has lived in this Village for 28 years and has history on his mind. In the 1900, this was a treeless Village. He believes that what is being planned is working hard to preserve what we have. He would like to see more community events and can see that happen if there is more planning involved.

Judy Desrochers thanked the Chair for reading her letter in it's entirety into the record. It's not easy being in the minority, but wanted to relay her concerns. She keeps coming back to the fact that it is counter intuitive to increase one of the uses and try to predict the number of parking spots needed and believes that this will create more congestion and parking issues.

Priscilla Jones echoed Judy Desrochers comments. Would suggest that the project needs more review and input.

Hearing no further discussion, the Chair closed public comment.

Carrie Bearnse wished to address a few items that she would like to propose

- Alternative traditional lighting fixtures which Mr. Juros indicated this was something that could be considered
- Retaining Wall at new entrance to have a stone face veneer rather than cider blocks
- Include in the Request for Proposal additional maintenance plan for the plantings or extend the warranty
- An agreement or some type of formalized plan that will guarantee that the new ball field lights would not be on a 4am

George Jessop requested clarification on the total number of parking spaces in the design. Mr. Juros stated that there are 57 spaces existing and the design incorporates 72. The original request was for 120 which is not practical for this site.

Ellen Merritt stated that the scale of the project outstrips the character of the setting. She would not be opposed to the improvements to the ball field and the improved parking, but would be opposed to the new curb cut entrance and moving the playground.

**Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit C) for the Town of Barnstable (Lomb) at 2377 Meetinghouse Way, West Barnstable as amended to reflect the following:**

- **Alternative traditional lighting fixtures**
- **Retaining Wall at new entrance to have a stone face veneer rather than cider blocks**
- **Include in the Request for Proposal additional maintenance plan for the plantings or extend the warranty**
- **An agreement or formalized plan that will guarantee that the new ball field lights would not be on when the field is not in use**

**AYE: Bearnse, Jessop, Richard, Munsell, Jr.**

**NAY: Merritt**

## **APPLICATIONS**

### **Quinn, Danute, 59 Dillon Lane, Barnstable, Map 236, Parcel 014**

Construct New Single Family Dwelling, Attached Garage, Greenhouse, Solar Panels

Represented by Dan Ojala, Down Cape Engineering & Attorney Paul Revere III

Chair Bearnse recognized receipt of a Memorandum from Attorney Albert Schulz which detailed the legality of the lot and how it was to be accessed, both which are not within the purview of this Committee.

Mr. Ojala described the project which proposes a colonial style house, set back off Route 6A approximately 675

feet. They did come before this Committee last year to remove two trees for access to the lot, but they have reconfigured the site and they will not have to remove these trees. The site will have a long driveway with granite posts and onion lights as well as a circular driveway. The natural stone wall will remain. A classic Cape Cod style greenhouse is proposed for further back on the lot. Carrie Bearse asked if she was driving down 6A could she see the house. Dan Ojala believes that you might catch a glimpse of the house which will be painted white and the garage will have natural barn board painted grey. The roof of the house is proposed for brown metal. Carrie Bearse suggested that a grey would be more appropriate and it would simulate a shingled roof. The homeowner was present and indicated that he would be acceptable to a grey metal roof. Carrie Bearse confirmed that the windows will have fixed applied grills.

Chair Bearse asked for Public Comment and Mr. & Mrs. Dillon were present and asked about the appropriateness of a metal roof. Carrie Bearse confirmed that there are many metal roofs within the historic district.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit D) for Danute Quinn at 59 Dillon Lane, Barnstable as Amended to Reflect the Metal Roof Color to be either charcoal grey or ash grey.**

**So Voted Unanimously**

**Brazelton, Pauline, Et Al, 281 Commerce Road, Barnstable, Map 318, Parcel 011-001**

Install Solar Panels on Rear Elevation

Represented by Cheryl Gruenstern, Solar City

Ms. Gruenstern noted that the panels are located on the rear elevation. Carrie Bearse confirmed that the panels would only be visible from the marsh and maybe one other abutter.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Pauline Brazelton at 281 Commerce Road, Barnstable as Submitted due to location of panels on rear elevation, not visible from any public way and there is no neighbor opposition.**

**So Voted Unanimously**

**Burke, Paul & Tanner, Dianne, 9 Midpine Road, Barnstable, Map 350, Parcel 018**

Install Solar Panels on Rear Elevation

Represented by Cheryl Gruenstern, Solar City

Ms. Gruenstern noted that the panels are located on the rear elevation. Carrie Bearse confirmed that the panels would not be visible from any public way.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit F) for Paul Burke and Dianne Tanner at 9 Midpine Road, Barnstable due to location of panels on rear elevation and not visible from any public way. There was also no neighbor opposition.**

**So Voted Unanimously**

**Livingston, Henry & Susan, 74 Rendezvous Lane, Barnstable, Map 279, Parcel 031-001**

Construct 15' x 15' Pool Cabana

Represented by Tim Luff, Archi-Tech Assoc., Inc & Contractor Jack Delaney

Tim Luff noted that the homeowner came before this Committee for a demolition and rebuild of the existing structure and the Pool Cabana did not have elevation drawings included in that application. They are now ready to proceed with construction and have re-submitted for approval. All pool equipment will be housed in the basement of the cabana and will not be visible. The trim detail on the cabana is in keeping with that of the new house. Windows, shutters and all materials will match that of the house.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Henry & Susan Livingston at 74 Rendezvous Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Having no further business before this Committee, a motion was made by Paul Richard, seconded by Ellen Merritt to Adjourn the Meeting at 8:32pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 355/001-003 dtd 01.27.2016  
Exhibit B – Letter from Judy Desrochers – File 155/040 dtd 01.27.2016  
Exhibit C – Certificate of Appropriateness – File 155/040 dtd 01.27.2016  
Exhibit D - Certificate of Appropriateness – File 236/014 dtd 01.27.2016  
Exhibit E – Certificate of Appropriateness – File 318/011-001 dtd 01.27.2016  
Exhibit F - Certificate of Appropriateness – File 350/018 dtd 01.27.2016  
Exhibit G- Certificate of Appropriateness – File 279/031-001 dtd 01.27.2016