

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, May 10, 2023, 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 by remote participation via Zoom Meetings on the following applications:

Bett McCarthy, Chair	Present
George Jessop, AIA	Absent
Ryan Coholan	Absent
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Kaitlyn Maldonado, Assistant Director, Planning & Development	Present
Erica Brown, Administrative Assistant	Present

A quorum being met, Chair Bett McCarthy 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.

Roll Call

Chair Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Lesley Wallace
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

Elias, Eileen, 42 Packet Landing Way, West Barnstable, Map 179, Parcel 004, Built 1962

Install 7.6 kw panels. Will not exceed roof panels but will add 6" to roof height. 19 panels total.

Brendan LeBrun, representative for Trinity Solar was in attendance.

Brendan presented the new update and design for the panels showing a contiguous rectangle of the panels on the front of the home.

Wendy- Asked to be reminded that if the front of the house was the only concern.

Brendan- Yes.

Lesley- Not a trafficked road. She thinks the panel array is better.

Bett- Agreed and when it is a perfect rectangle the array doesn't stick out.

Approved 5/24/2023

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Elias, Eileen, 42 Packet Landing Way, West Barnstable, Map 179, Parcel 004, Built 1962 to install 7.6 kw panels. Will not exceed roof panels but will add 6” to roof height. 19 panels total, revised plans as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- Aye

Mercer, Douglas, 6 Harvey Avenue, Barnstable, Map 318, Parcel 020, Built 1945

Install 9.2 kw solar panels on roof. Will not exceed roof panel but will add 6” to roof height. 8 total solar panels.

Brendan LeBrun, representative for Trinity Solar was in attendance.

Brendan presented the updated design plans for the solar panels. He made the note that there are actually 17 solar panels that will be installed. They removed the panels on the front of the home.

Wendy- She was glad that they homeowners agreed to take off the panels on the front of the home and the pitch of the roof in the back is low and will not be visible.

Lesley- Appreciative that they removed the panels from the front.

Bett- New array is much more acceptable and minimally visible from Commerce which is a scenic road.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Mercer, Douglas, 6 Harvey Avenue, Barnstable, Map 318, Parcel 020, Built 1945 to install 9.2 kw solar panels on roof. Will not exceed roof panel but will add 6” to roof height. 17 total solar panels, revised plans as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Sundelin, Richard, 970 Main Street, West Barnstable, Map 156, Parcel 026, Built 1960

Remove existing chimney. Install new exhaust chimney for paint booth.

Richard Sundelin, homeowner, was in attendance.

It was noted that the Mass DEP regulations are either 10ft off the roof or 35ft from the ground. Rick presented color swatches to show which color they might be able to paint the chimney to help it blend in.

Lesley- Asked if it was possible to show the picture of the building. She asked what the color of the building is as to match what is there to make it look acceptable.

Wendy- Match it as best you can.

Bett- Color to match the roof rather than the building would be better to blend in with the roof.

Rick- The shingles are a grey color with a hint of green.

Bett- Color is important. A dark color will stand out more.

Wendy- The new chimney is going to replace the brick chimney, yes?

Rick- Yes.

Wendy- Because the DEP has requirements and this is an environmental issue, this is the best solution.

Rick- The intention is to make it as insignificant as possible.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Sundelin, Richard, 970 Main Street, West Barnstable, Map 156, Parcel 026, Built 1960 to remove existing chimney and install new exhaust chimney for paint booth, as submitted with the modification that it will be painted to match the color of the roof, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

APPLICATIONS

Messer, Rich, 40 High Street, West Barnstable, Map 133, Parcel 028/002, Built 1988

Replace five windows. No structural changes. Existing: material-wood, color-white, grille pattern-none.

Proposed: material- fibrex, color-white, grille pattern- no grills.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Approved 5/24/2023

Wendy Shuck – aye
Bett McCarthy- aye

Steve Sieger with Renewal by Anderson was in attendance.

They will be replacing three windows. It appears to be the same look but it will be changing. None of the windows are viewable from the street from the back. The front will be changing from a bow window to a one two one picture window. It is not very visible from the street.

Wendy- It will not be bowed?

Steve- Correct. The bow window will be replaced with a bay window.

Bett- The house is set back enough that none of the changes will be visible.

Wendy- Agreed. It fits in with the style of the house. Appropriate.

Lesley- Updating but in good taste. Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye
Wendy Shuck-aye
Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Messer, Rich, 40 High Street, West Barnstable, Map 133, Parcel 028/002, Built 1988 to replace five windows. No structural changes. Existing: material-wood, color-white, grille pattern-none. Proposed: material- fibrex, color-white, grille pattern- no grills, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye
Wendy Shuck – aye
Bett McCarthy- aye

Ojala, Arne & Sarah, 211 Maple Street, West Barnstable, Map 132, Parcel 005, Built 1922
Installation of 17 black roof mounted solar panels with 6.545 (DC STC) rated capacity.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye
Wendy Shuck – aye
Bett McCarthy- aye

Diane Addison, representative, was present.

The homeowners wanted to make a change to the design. Two in the middle would be gone. The rest would go into a perfect rectangle on the garage. Still 17 total panels. Diane showed the new plans. The panels that are three above two would not be visible from the road.

Lesley- What would be visible from the street?

Diane- Then panels on the garage facing west would be the only ones visible from the road.

Lesley- New layout is more appropriate.

Approved 5/24/2023

Wendy- More panels on the garage?

Dian- Yes but they stay in a perfect rectangle.

Bett- The new layout is far superior and the perfect rectangle will be less noticeable.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Ojala, Arne & Sarah, 211 Maple Street, West Barnstable, Map 132, Parcel 005, Built 1922 to install 17 black roof mounted solar panels with 6.545 (DC STC) rated capacity, as submitted with the modification of the reconfiguration of the panels, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Taylor, Maureen, 68 George Street, Barnstable, Map 319, Parcel 074, Built 1928

Installation of roof mounted solar panels consisting of (8) QPeak duo Blk ML G10 + 400 3.2 kW DC/ 3.8kW AC.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Maureen Taylor, homeowner, was present. Tom Wineman, representative, was present.

It's a fairly simple array that is set in and centered on the roof. If you're approaching from the adjacent road, you have to pass the neighborhoods houses before seeing the array. It is not easy to see until you come up to the house.

Wendy- How far from the front facing art of the house is set back?

Tom- About 10 ft. Small grade coming up the road.

Wendy- Are there other solar panels in the vicinity?

Bett- Yes.

Tom- Yes, but not necessarily on George Street itself.

Wendy- It is symmetrical.

Lesley- Only 8 panels and not very noticeable because of the other houses.

Bett- Thinks the rectangle is appropriate and not visible until you come to the home. Six letters of support were submitted from neighbors regarding the panels.

Approved 5/24/2023

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Taylor, Maureen, 68 George Street, Barnstable, Map 319, Parcel 074, Built 1928 to install roof mounted solar panels consisting of (8) QPeak duo Blk ML G10 + 400 3.2 kW DC/ 3.8kW AC, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Little, Anita, 1781 Main Street, West Barnstable, Map 196, Parcel 006, Built 1740
Chimney rebuild and FSB exterior chimney.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Holly Ridge from Chimney Chap was present and Jim Peters was present.

Carbon Monoxide was leaking back into the building. Chimney collapsed. Propose to break it down 9 courses and rebuilding back up and applying FSB to make it look like its original. Must be untouched for 3 months and then could be painted white.

Wendy- There's three chimneys on there, are you only doing one?

Holly- All three are falling apart, but homeowner can only repair one right now.

Lesley- She is happy that it is being done. If it shouldn't be painted then the light grey is okay as long as they are uniform. More worried for the functionality than the color.

Bett- Absolutely necessary for this rebuild and what is proposed is acceptable.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Little, Anita, 1781 Main Street, West Barnstable, Map 196, Parcel 006, Built 1740 for a chimney rebuild and FSB exterior chimney, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Approved 5/24/2023

Bett McCarthy- aye

Franze, Anthony, 2310 Main Street, West Barnstable, Map 237, Parcel 017/001, Built 1947
Construct fence around property.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Anthony Franze was present.

It is not on the entire property but it on the west property line that parallels daffodil lane. They would like the fence as it as a safety issue for his children.

Wendy- One question, the split rail fence in the front, will that be kept? And the new fence will start up where the split rail ends. Appreciated the picture of the similar fence.

Anthony- Yes the split rail in front of the house will be kept.

Lesley- From Main Street, you would only see the two rail. Appropriate.

Bett- Not very visible from 6A. Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Franze, Anthony, 2310 Main Street, West Barnstable, Map 237, Parcel 017/001, Built 1947 to construct a fence around property, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

McLaughlin, William & Meghan, 2760 Main Street, Barnstable, Map 258, Parcel 064, Built 1988
Repaint front door. Changing color from white to Benjamin Moor historic color HC-136, “Waterbury Green”.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

William McLaughlin, homeowner, was present.

William says the front door is a metal door and the last couple of winters has taken its toll. They believed it would be a good time to consider a new color. It is common for homes to have the contrast.

Approved 5/24/2023

Lesley- Appropriate. Likes the color.

Wendy- Is the door already painted?

William- There was a miscommunication with painter as there were several other projects happening and he went and painted the door.

Wendy- No need for correction. It blends in nicely with the other homes.

Bett- The color change is quite appropriate and blends in.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for McLaughlin, William & Meghan, 2760 Main Street, Barnstable, Map 258, Parcel 064, Built 1988 to repaint front door from white to Benjamin Moor historic color HC-136, "Waterbury Green", as submitted, Seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Smyrnios, Dean & Leanne, 1474 Hyannis-Barnstable Road, Barnstable, Map 298, Parcel 024, Built 2004

Replace existing white painted clap board siding with natural white shingles (front of house).

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

John DeMoura was present. Dean Smyrnios, homeowner, was present as well.

They are proposing to replace the front white painted clapboard with white cedar shingles.

Wendy- The rest the house will is shingles already?

John- Yes, including the garage and dormers.

Lesley- Appropriate.

Bett- Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Approved 5/24/2023

*Lesley Wallace- aye
Wendy Shuck-aye
Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Smyrnios, Dean & Leanne, 1474 Hyannis-Barnstable Road, Barnstable, Map 298, Parcel 024, Built 2004 to replace existing white painted clap board siding with natural white shingles (front of house), as submitted,
Seconded by Lesley Wallace,*

Roll Call Vote
*Lesley Wallace – aye
Wendy Shuck – aye
Bett McCarthy- aye*

Rogean, Joyce, 650 Cedar Street, West Barnstable, Map 109, Parcel 084, Built 1982
Roof existing deck and screen in the sides.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote
*Lesley Wallace – aye
Wendy Shuck – aye
Bett McCarthy- aye*

Joyce Rogean, homeowner, was present.

Joyce would like to roof the deck and screen it in basically the same deck that is there.

Lesley- it's in the back of the home?

Joyce- Yes.

Wendy- The materials will match the rest of the home?

Joyce- yes.

Bett- Barely visible other than to other residents in the neighborhood. A screened in porch is more enjoyable.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote
*Lesley Wallace- aye
Wendy Shuck-aye
Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Rogean, Joyce, 650 Cedar Street, West Barnstable, Map 109, Parcel 084, Built 1982 to roof existing deck and screen in the sides, as submitted,
Seconded by Lesley Wallace,*

Roll Call Vote
*Lesley Wallace – aye
Wendy Shuck – aye
Bett McCarthy- aye*

EXTENSIONS

Approved 5/24/2023

None

Approval of Minutes

April 12, 2023

A motion was made by Wendy Shuck to approve the April 12, 2023 minutes as submitted, seconded by Lesley Wallace,

Roll Call Vote:

Lesley Wallace - aye

Wendy Shuck – aye

Bett McCarthy- aye

April 26, 2023

A motion was made by Wendy Shuck to approve the April 26, 2023 minutes as submitted with the modification to remove George's and replace with Wendy's name, seconded by Lesley Wallace,

Roll Call Vote:

Lesley Wallace - aye

Wendy Shuck – aye

Bett McCarthy- aye

Next Meeting Date: May 24, 2023; June 14, 2023

ADJOURNMENT- Wendy moved to adjourn meeting Wednesday May 10, 2023. Lesley Wallace seconded.

Lesley Wallace- Aye

Wendy Shuck- Aye

Bett McCarthy- Aye

The meeting adjourned at 7:49pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 5/24/2023