

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 22, 2025, 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
Ryan Coholan	Absent
Lesley Wallace	Present
Wendy Shuck, Clerk	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

Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840
Installation of a flush-mounted solar system on the west side.

The applicant requested a continuance to the Wednesday February 12, 2025, meeting.

Wendy moved to continue the Certificate of Appropriateness application for Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840 to install a flush-mounted solar system on the west side to the Wednesday February 12, 2025, meeting at 6:30pm to be held remotely via Zoom.
Lesley Wallace seconded.

Roll Call Vote

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

APPLICATIONS

Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997
Construct 896 S.F. ADU with attached garage and solar on south facing roof.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Dan Ojala and Chris Kenney were in attendance for this item.

Dan presented a proposal for an ADU within the new regulations of the town. The existing dwelling is located on the east side of the property and allows space for an ADU within the setbacks. They propose a Cape Style dwelling unit with a one car garage. It has a 12-pitch roof and will have a solar system. There will be space along the top and side of the solar panels to allow the fire department access to the roof. The system is as centered as it can be in a rectangular array. There is quite a bit of natural screening so that the ADU won't be highly visible. The ADU will be similar in style and vernacular to the existing dwelling. Six over one windows, grilles between the glass, grading is level, 8" foundation reveal with shrubs to conceal, and paint to match the house.

Committee Discussion:

Wendy- Asked about the lot size. Dan answered it is a 0.6-acre lot. She also asked about the distance between the house and the ADU, which Dan answered that it is 12.7 ft. Dan noted that they may come back for a fence between the main dwelling and ADU. Wendy commented that the proposed dwelling fits in well with the area. Materials and aesthetics of the dwelling are appropriate. Wendy noted that the roof is steep so the panels would be noticeable. Dan commented that there is a good natural buffer that will hide those panels, and the roof will be dark to blend in with the panels.

Lesley- Asked if there is another place to the panels. Dan answered that there is not another place for them and commented about the natural vegetation that will screen those panels. Lesley agreed with Wendy that the materials and design are appropriate.

Bett- Commented that the solar array is a perfect rectangle, will be minimally visible with the natural screening, will be on a dark roof, and the panels will be matte so they will not be a distraction. The proposal is appropriate as presented.

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

Wendy Shuck moved to approve the certificate of appropriateness application for Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997 to construct a 896 S.F. ADU with attached garage and solar on south facing roof as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Nichols, Peter & Mary-Beth, 10 Berkshire Trail, West Barnstable, Map 109, Parcel 014/002, Built 1998

Construct new front and rear dormers above the garage.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Steve Cook of Cotuit Bay Design was in attendance for this item.

Steve noted that this is a straightforward project. It is a gable facing Cape off Cedar Street with a garage on the left-hand side of the house. They are proposing a shed dormer on the front and rear of the garage. The shed dormer on the rear will step back 2ft from the gable end. The front dormer is stepped back about 4.5 ft, so it is a small 3 window dormer. All materials to match existing house.

Committee Discussion:

Wendy- Clarified that it will be clapboard on the front and shingle on the rear to match the existing. Steve confirmed. Asked if the skylight will be removed. Steve confirmed that the skylight will be removed. Wendy noted that it blends in nicely with the home and neighborhood.

Lesley- Agreed with Wendy that it blends in nicely. It will not change the house drastically. Appropriate.

Bett- Concurred with the other Committee members. 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

Wendy Shuck moved to approve the certificate of appropriateness application for Nichols, Peter & Mary-Beth, 10 Berkshire Trail, West Barnstable, Map 109, Parcel 014/002, Built 1998 to construct new front and rear dormers above garage as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

None

Next Meeting Date: February 12, 2025; February 26, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday January 22, 2025. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 6:59 pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 02/12/2025