

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, April 8, 2026, 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
Erin Donovan	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

Schneider, Thomas & Elizabeth, 191 Stoney Point Road, Barnstable, Map 336, Parcel 028, Built 2020

Install rooftop solar panels.

Emilie Outsley from Tesla was in attendance for this item.

Emilie presented the revised plan for the solar panels. All panels have been removed from the front roof plane. All panels are located on the rear roof plane and not visible from the road.

Committee Discussion:

Wendy- Appropriate.

Lesley- Appropriate.

Bett- Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the Certificate of Appropriateness Application for Schneider, Thomas & Elizabeth, 191 Stoney Point Road, Barnstable, Map 336, Parcel 028, Built 2020 to install rooftop solar panels per plans dated 3/26/2026 as submitted.

Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

APPLICATIONS

Angelo, Jacob, 46 Meadow Lane, West Barnstable, Map 133, Parcel 020, Built 1974

Install 6' fencing around orchard to keep deer out. Wooden finished wire design along all visible frontage and nearly invisible wire around the back.

Wendy Shuck moved to open the public hearing. Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Rachel Lynn was in attendance for this item.

Rachel presented the area where the fence would be located. She indicated that the fencing along Meadow Lane would use the finished wire design. Two thirty-five foot stretches of fencing would be facing Meadow Lane with a gate. The other fencing along the side of the property and towards the house would be nearly invisible wire. This fencing is to help protect the orchard from deer.

Committee Discussion:

Lesley- She does not find the fence to be overly obtrusive. A stockade fence would be more intrusive, which this is not. She asked for clarification about where the finished fencing would be going and the type of fencing. Rachel clarified by making note of the submitted photograph of the type of fencing proposed.

Wendy- Agreed with Lesley that this fencing is not overly obtrusive. No issues with the fence.

Bett- Agreed with the other Committee Members. Noted the need for the fencing due to the orchard.

Public Comment:

Carl Johnson- Submitted a letter of support with conditions. Rachel noted that they have agreed to the conditions and fully intend to honor their agreement.

Wendy Shuck moved to close the public hearing. Lesley Wallace seconded.

Roll Call Vote:

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

Wendy Shuck moved to approve the Certificate of Appropriateness Application for Angelo, Jacob, 46 Meadow Lane, West Barnstable, Map 133, Parcel 020, Built 1974 to install 6' fencing around orchard to keep deer out. Wooden finished wire design along all visible frontage and nearly invisible wire around the back as submitted.

Lesley Wallace seconded.

Roll Call Vote:

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

Talbot, Scott & Barbara, & McGarry, Richard William Sr TRS, 72 Bay View Road, Barnstable, Map 319, Parcel 033, Built 1961

Construct addition to the rear of the dwelling.

Wendy Shuck moved to open the public hearing. Lesley Wallace seconded.

Roll Call Vote:

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

Barbara and Scott Talbot were in attendance for this item.

Scott presented an addition to the rear of the house to expand living area. The proposed gable will peak over the existing house. All materials will match the existing house.

Committee Discussion:

Wendy- She noted that the peak would be visible from the street and that it is not something that is typically appropriate. She asked how high the peak will be from the existing roof line. Scott noted that the peak will be approximately 3ft above the roof line. He also noted that a neighboring house has the same type of feature for the same reasons. Wendy felt the design of the addition does flow well with the house but felt unsure about the peak of the gable. Barbara

suggested that they are amenable to a decorative feature such as a vent or small window if that would help.

Lesley- She felt the addition design was appropriate for the house. Given that there is a neighboring house with the same type of peak feature, she felt that this design is appropriate for the area.

Bett- She noted that the design was appropriate as well. She agreed with Lesley's comment that the neighboring house makes this design appropriate for the area and that the expansion of living space is needed for the house. She felt the decorative feature would be nice, but is not required.

Wendy Shuck moved to close the public hearing. Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the Certificate of Appropriateness Application for Talbot, Scott & Barbara, & McGarry, Richard William Sr TRS, 72 Bay View Road, Barnstable, Map 319, Parcel 033, Built 1961 to construct addition to the rear of the dwelling as submitted.

Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Tonelli, Edith TR, 1595 Main Street, West Barnstable, Map 197, Parcel 044, Built 1880

Alteration of the existing barn into an ADU.

Wendy Shuck moved to open the public hearing. Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Edith Tonelli was in attendance for this item.

Edith presented the existing barn. The proposed project includes alterations and renovations to the barn to turn the barn into an ADU. These alterations include new windows, rearrangement of windows, adding a sliding door, and adding a new porch. The barn will remain within the same footprint and all materials will match existing as best as possible.

Committee Discussion:

Wendy- Noted that the barn is beautiful. She complimented the applicant on finding windows that are very similar to the ones that exist as those windows are unique. She asked if the slider

could also have grills to match the windows. Edith noted that the slider would match the primary dwelling slider. Wendy thought the design of the alterations were appropriate.

Lesley- Clarified that the windows on the back of the barn would be moved and changed to double hung windows. Edith noted that that is correct. The windows must move and change due to a support beam that is required to be installed. Lesley felt the design was appropriate.

Bett- Noted that the barn is beautiful and that this alteration will give the barn a new use that is fitting for the homeowner but is also a great way to help preserve it. She complimented the design and changes. She noted that due to the inset of where the deck will go and vegetation that the slider will not be visible so it is appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the Certificate of Appropriateness Application for Tonelli, Edith TR, 1595 Main Street, West Barnstable, Map 197, Parcel 044, Built 1880 for the alteration of the existing barn into an ADU as submitted.

Lesley Wallace seconded.

Roll Call Vote:

Wendy Shuck- aye

Lesley Wallace- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

March 25, 2026

Wendy Shuck moved to approve the March 25, 2026, minutes as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: April 22, 2026; May 13, 2026

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday April 8, 2026. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:07pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

OKH Approved 04/22/26