

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

**MINUTES
Wednesday, March 12, 2014
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	Absent
Bill Mullin	Present
Mary Blair Petiet	Absent
Ellen Merritt	Absent
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:33m. 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. Chair Bearse also welcomed Paul Richard who has recently been sworn in by the Town Clerk to act as the Committee's alternate member.

APPLICATIONS

Hough, Yumiko, 8 Harris Meadow Lane, Barnstable, Map 279, Parcel 093

Construct Dormer on Rear Elevation

Represented by Doug Mullen, Contractor

Mr. Mullen explained that this is a basic shed dormer which will be located on the north side (rear) elevation.

Carrie Bearse asked if all materials will match that of the existing and Mr. Mullen confirmed that all materials will.

Windows are currently 12/12 with removable grills, which is also proposed for the dormer.

Motion duly made by Bill Mullen, seconded by Paul Richard to Approve the Certificate of Appropriateness for Yumiko Hough at 8 Harris Meadow Lane, Barnstable as Submitted.

So Voted Unanimously

Cummaquid Golf Club, 35 Marstons Lane, Barnstable, Map 350, parcel 001

Construct New Clubhouse

Represented by Attorney John Kenney, Steve Cook, Cotuit Bay Design & Golf Committee Chairman, John Bowes
Attorney Kenney noted that this is the second time before this Committee as the first proposal was not approved by the membership of the club as many believed it was too large. A new golf committee was formed and a new design was created which is smaller with 7,113 square feet on each of the two levels. The building will be built into the side of a hill and the majority of the building is where the structure is currently located. Parking will remain the same and additional plantings are proposed.

Steve Cook of Cotuit Bay Design stated that his goal was to create a design that was smaller and fit into the character of the neighborhood. The design is a traditional gable, grey dipped shingles and Andersen windows with applied grills. The roof will feature a simple design with cupola and chimney. The east elevation will have a stone wall with vertical cedar boards and a water table. The south elevation will also feature stone walls and a couple of wrap around porches. The generator will be blocked with shrubbery and the north elevation will house the mechanical equipment and loading dock of which all will be hidden by shrubbery. In addition, the landscaping plan indicates additional plantings to dress of the walls and pathways in addition to plantings on Marstons Lane. The lighting plan notes existing lights in blue and will remain; all new lighting is indicated in red.

Bill Mullin verified that the vertical siding will be cedar. Steve Cook added that it will most likely have a clear stain as well.

Chair Bearse opened the discussion for Public Comment

Joe Berlandi spoke as a resident of Cummaquid Heights, neighbor and member of the golf club. He is very happy to report that he has no concerns with this plan and is very pleased with the efforts of the Golf Committee to scale down the project and keep the neighbors informed.

Stan Backus stated that from the very little he has seen, it looks good. He noted that, to him, it appears the building has changed direction slightly and asked if someone could clarify this for him as well as the height of the new building. Steve Cook responded that the building is rotated approximately 30 degrees from the original and is closer to the roadway, but not closer to the railroad. The height is approximately 15-20 feet higher than the existing building. Mr. Backus was concerned that there is no screening proposed for the rear of the building. Steve Cook stated that there will be plantings. Mr. Backus' concern is that his house sits higher than the golf course and wondered about the noise that the generator and equipment will produce. Mr. Cook noted that there are existing trees between the properties that will remain. Attorney Kenney added that much of the cutting of that area that resulted in the open space that exists today was by the request of the railway.

Ann Canedy also spoke and wished to let the Old King's Highway Committee know that she attended a Public Meeting held by the golf club and the consensus of the attendees was that this was a welcomed, scaled down version and the landscaping along Marstons Lane was appreciated.

Having no further comment, Chair Bearse closed Public Comment

Bill Mullin inquired about all the equipment that will be on the roof and asked if any screening other than the railing could be possible, perhaps a sound board. Roger Brooks of Cotuit Bay Design cautioned that they would have to look at the free air and the calculations involved. This many result in an increase in height. Steve Cook added that they could certainly look into some sound dampening.

Motion duly made by Bill Mullin, seconded by Paul Richard to Approve the Certificate of Appropriateness for the Cummaquid Golf Club at 35 Marstons Lane, Barnstable as Submitted with request to camouflage the equipment proposed for the rooftop.

So Voted Unanimously

OTHER BUSINESS

Review of Old King's Highway Regional Historic District Commission Bulletin, Oct, 2008

Member comments regarding changes/additions to Guidelines section

Members had no comments for changes to the Guideline section of The Bulletin.

CERTIFICATE OF EXEMPTIONS

Alibrandi, Marsha, 4093 Main Street, Barnstable, Map 335, Parcel 026

Install Solar Panels on Rear Elevation of Dwelling

The members concurred that due to the large lot which is set back from Main Street; this project would not be visible from any vantage point.

Motion duly made by Bill Mullin, seconded by Paul Richard to Approve the Certificate of Exemption for Marsha Alibrandi at 4093 Main Street, Barnstable as Submitted due to location and the solar panels which are proposed for the rear elevation, will not be visible from any public way.

So Voted Unanimously

Delaney, John & Marjorie, 271 Plum Street, West Barnstable, Map 196, Parcel 033

Construct 8' x 14' Saltbox Shed

Motion duly made by Bill Mullin, seconded by Paul Richard to Approve the Certificate of Exemption for John & Marjorie Delaney at 271 Plum Street, West Barnstable as Submitted and noted that the front of the shed shall not be located any further that the rear elevation of the house.

So Voted Unanimously

CORRESPONDENCE RECEIVED

Letter dated 3/5/2014 received from Bill Mullin
Chair Bearse accepted Mr. Mullin's letter of resignation with regret and best wishes for his new endeavors.

APPROVAL OF MINUTES

Minutes of February 26, 2014

Minutes of February 26, 2014 were continued to the March 26, 2014 meeting date.

Having no further business before this Committee, a motion was made by Bill Mullin, seconded by Paul Richard to Adjourn the Meeting at 7:12pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 279/093 dtd 3.12.2014
Exhibit B – Certificate of Appropriateness – File 350/001 dtd 3.12.2014
Exhibit C – Certificate of Exemption – 2014 Exemption File – dtd 3.12.2014
Exhibit D – Certificate of Exemption – 2014 Exemption File – dtd 3.12.2014