

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, December 14, 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, West Barnstable on the following application:

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

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. 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 APPLICATION

Templeton, Robert, Jr. & Victoria, 36 Rendezvous Lane, Barnstable, Map 279, Parcel 033

Install In-Ground Pool & Fence

No representative was present at the 11/22/16 meeting. The members had concerns with the location of the pool as it is sited just 30' from the road and will be very visible. The application was continued to this hearing date.

Represented by Jason Clancy

Bearse: The positioning of the pool is of concern. Clancy explained there is a large oak tree towards the back of the lot which is why they had to position the pool where it is. Set of stairs internal and towards the rear. Determined they will be incorporating the house as part of the fence as well as additional vegetation to reduce visibility of pool from the street. Vegetation screening will be Arborvitae or Leyland Cypress to be placed in front of the fence. A Solid Wood vs Metal Screen fence is discussed by the committee. Members request a solid fence instead of the metal fence - 4 foot minimum height, wood fence is suggested by the committee as an appropriate style. Jessop requests a dark green wooden solid fence and Bearse requests substantial plantings/screening.

Bearse is concerned about the visibility, but seeing that the other members are okay with it, she asks for a motion.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Robert Templeton Jr. & Victoria Templeton at 36 Rendezvous Lane, Barnstable, to install an In-Ground Pool & Fence with the following conditions of Approval; (the fence to be) a painted dark green 4ft. vertical board solid fence with screening/plantings.

AYE: Jessop, Munsell Jr., Richard

NAY: Bearse

So Voted.

APPLICATIONS

Allen, David & Kyla, 3985 Main Street, Barnstable, Map 335, Parcel 033

Install Solar Panels on Rear & Side Elevations

Represented by Christopher Sheldon (Solar Company Representative)

Victoria Templeton also present

Sheldon explained the project which consists of a 20 panel system on the west and east. The panels are really not visible from the road at all or from neighbors on the west or east side. This will be a 2 day maximum installation. The panels are mostly black panels with black frames to minimize the visibility. They are flush to the roof standing out about 4 inches. The shingles are black with grey. It is determined the applicant owns all vegetation that will need to be maintained. With a Mass Solar Loan the system needs to meet minimum design and efficiency standards.

**Motion duly made by David Munsell Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit B) David & Kyla Allen at 3985 Main Street, Barnstable, Map 335, Parcel 033 to install solar panels as designed with conditions of Approval that the applicant will maintain the vegetation on the property noting none of the panels will be visible from the road or to the neighbors on either side of 3985 Main Street, Barnstable.
So Voted Unanimously**

Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003
Construct Single Family Dwelling (Submission of Revised Plans)
Represented by Amanda Sawyer - Architect for the applicant.

Not much has changed in the plans, just a few details. Volume and mass of plans have not changed. Material and Detail Changes: Windows were changed to 2 over 2 windows (from 6 over 1). Garage white cedar shingles changed to western red cedar vertical barn board. We added sliding barn door shutters on the front windows of the garage. We added a pergola. Simplified Eve Detail on high roof from exposed rafter tails (we kept exposed rafter tails on the lower roof). Board and batten has been changed to the vertical barn board to match the barn. An elevated deck on the backside elevated deck changed to vertical western red cedar (from stone veneer). George: Has concerns about the vertical barn board, the details make a difference with it. The edges don't take treatment and tend to rot out in a hurry, if tongue in groove. Sawyer: We do allow for airflow/waterflow behind the sheathing because of that issue.

A revised Site & Landscape plan was submitted (Exhibit C).

Munsell Jr. is concerned with the wearing of natural shingles. Jessop is concerned with the exposed rafter tails. Sawyer states will using bodyguard and painted rafter tails to prevent rotting. It is a lot more maintenance. Richard asks about the gutter type. Sawyer explains the gutters are currently copper may change it out for white aluminum to match the trim. It would be a custom profile and would streamline with the eve details. We were thinking of doing more of a square profile, it would be tight and be integral with the trim detail and would not stand out. It was clarified that the barn doors and window shutters are functioning.

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) of the submitted Revised Plans for Brian & Nicole Connolly at 169 Salten Point Road, Barnstable, Map 301, Parcel 003 to construct a single family dwelling as submitted in the revised plan.

Aye: Bearse, Richard, Jessop

Opposed: David Munsell Jr.

Approved with Vote

CERTIFICATE OF EXEMPTIONS

Chapman, William, 39 Meadow Lane, West Barnstable, Map 133, Parcel 005-003

Stain Cedar Shingles & Trim

Members of the Committee had wished to see a current photo of the house therefore, the Exemption was tabled at the 11/16/16 meeting to be heard on this hearing date.

Chair Bearse crossed out the Stone Wall on the certificate of exemption. The Stone Wall was not submitted on the application previously therefore the members will not vote on it.

Both shingles and trim were proposed to be stained the same color. Bearse and Richard believe shingles could be stained but the trim should remain white or off white/ivory (Jessop).

Motion duly made by Paul Richard, seconded by David Munsell Jr. to Approve the Certificate of Exemption (Exhibit E) for William Chapman at 39 Meadow Lane, West Barnstable, Map 133 Parcel 005-003, To change the exterior paint color to the stain submitted for the house cedar shingles only, to match the sample submitted. The trim is to remain as is or painted white or ivory, otherwise a new application will need to be submitted to change the trim color. There is no stone wall on the original application and therefore a stone wall was not considered in the decision.

So Voted Unanimously with Conditions

Kunesh, Charles & May, 158 Salt Rock Road, West Barnstable, Map 133, Parcel 012
10' X 16' Shed

Chair Bearse points out; the shed meets setbacks and is an acceptable design.

Motion duly made by David Munsell Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit F) for Charles & May Kunesh at 158 Salt Rock Road, West Barnstable, Map 133, Parcel 012, to install a 10 x 16 pinewood shed as submitted.
So Voted Unanimously

Murray, Donald, 29 Indian Hill Road, Barnstable, Map 336, Parcel 056
Install Two Egress Windows on Rear & Side Elevation

Munsell Jr. knows the applicant and adds clarification; the applicant is finishing the basement and in order to do so is putting in egress windows. They will be digging out and putting the windows in –which will not be visible.

Motion duly made by Paul Richard, seconded by George Jessup to Approve the Certificate of Exemption (Exhibit G) for Donald Murray at 29 Indian Hill Road, Barnstable, Map 336, Parcel 056, as submitted.
So Voted Unanimously.

MINOR MODIFICATIONS

Koval, Eugene, 60 Percival Drive, West Barnstable, Map 111, Parcel 060
Increase Windows in Dormer from two to four

Motion duly made by Paul Richard, seconded by Munsell Jr. to grant Minor Modifications to Eugene Koval, 60 Percival Drive, West Barnstable, Map 111, Parcel 060, as submitted.
So Voted Unanimously

APPROVAL OF MINUTES

A motion was made by George Jessop & seconded by Paul Richard to table the three sets of minutes from October 12, 2016, October 26, 2016 and November 16, 2016 until the next meeting.

So Voted Unanimously

OTHER BUSINESS

Nomination of Alternate Member, Ellen Merritt

A motion was made by George Jessop, seconded by Paul Richard to nominate Ellen Merritt as an Alternate Member of the Old Kings Highway.
So Voted Unanimously

New member Lesley Wallace was introduced to the other committee members.

Having no further business before this Committee, a motion was made by Paul Richard, seconded by David Munsell Jr. to adjourn the meeting at 7:15 pm.

So Voted Unanimously

Respectfully Submitted,
Stacey Hurwitz
Recording Secretary, Growth Management

Exhibit A – Certificate of Appropriateness – File 279/033
Exhibit B – Certificate of Appropriateness – File 335/033
Exhibit C – Revised Landscape Plans File 301/003
Exhibit D - Certificate of Appropriateness – File 301/003
Exhibit E – Certificate of Exemption – File 133/012
Exhibit F – Certificate of Exemption – File 336/056
Exhibit G – Minor Modification – File 111/060