

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, May 9, 2018, 6:30pm**

BARNSTABLE TOWN CLERK

2018 MAY 24 AM 10:36

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:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Absent
George Jessop, AIA	Present
David Munsell Jr.	Absent
Lesley Wallace	Present
Polly Brazelton, Alternate	Present

A quorum being met, Chair Richard 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.

**CONTINUED APPLICATIONS**

**Costa, Hendrigo named buyers in a Purchase & Sales agreement with Sicard, Nancy, 180 Kettlehole Road, West Barnstable, Map 109, Parcel 038; Construct single family home**

Represented by: Hendrigo and Marcela Costa

Public comment: None present

Review begins with a discussion about small porch over the front door.

There are several comments from committee members about the visibility of the home from Kettlehole as well as the grading.

Mrs. Costa addresses the issue of the second story front porch advising that they chose the balcony so they could keep an eye on the children in the front yard. Mr. Costa adds that some of the neighborhood houses have a small balcony.

There is discussion between committee members and the homeowners about the size of the balcony. It is decided that the front porch balcony will be larger than proposed (see motion).

Chair Richard confirms with the homeowners that the house will be white clapboard with white trim.

**Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Hendrigo Costa named buyer in a Purchase and Sales Agreement with Nancy Sicard, at 180 Kettlehole Road, West Barnstable, Map 109, Parcel 038 to Construct a single family dwelling as indicated on the plans submitted with the addition of 1 foot [of length] centering between the existing door casing shown and the nearest adjacent window, and the front porch.**

**So Voted: Aye, Unanimous**

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**APPLICATIONS**

**Teague, Edward, 6 Commerce Road, Barnstable, Map 301, Parcel 015**  
**Construct single family home**

Represented by: Edward and Matthew Teague

Public comment: Hilda Goehring (abutter)

Matthew Teague gives a description of the project noting the home is being built to comply with FEMA (Federal Emergency Management Agency) regulations.

Brazelton is concerned with the size of the proposed structure.

There is a discussion about the landscape plan.

Goehring, an abutter, is opposed to the large structure.

**Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Edward Teague, at 6 Commerce Road, Barnstable, Map 301, Parcel 015 to construct a single family home as indicated on the plans submitted.**

**Aye: 3**

**Nay: 1 - Brazelton**

**Abstain: 0**

**So Voted: Aye, 3:1**

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**Jones, Ryan & Maria, 54 Carriage Lane, Barnstable, Map 298, Parcel 042**  
Addition (732sqft) to the West, South, & North Elevation

Represented by: Maria & Ryan Jones

Public comment: None present

Mr. Jones gives a description of the project.

Several committee members are in favor of the project.

**Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Ryan & Maria Jones, at 54 Carriage Lane, Barnstable, Map 298, Parcel 042 to add a 732sqft addition to the west, south & north elevation as indicated on the plans submitted.**

**So Voted: Aye, unanimous**

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**McIsaac, Michael, 2530 Main Street, West Barnstable, Map 257, Parcel 005**  
Install 24 LG 320, all black, flush mounted solar modules on the front/West elevation

Represented by: Neal Holmgren, Michael McIsaac

Public comment: Larry Mulaine, Julie Jones, Sheila Place, & Peter Scarafile

Holmgren gives a description of the project.

Brazelton points out that the panels are on the front elevation and would be highly visible from Route 6A. Chair Richard concurs.

The direct abutter to the West, Larry Mulaine and Julie Jones are in favor of the project as are two other Barnstable residents.

Mr. McIsaac points out that his roof is black as are the solar panels.

The committee is not in favor of the project due to the location of the panels.

**Motion duly made by George Jessop, seconded by Polly Brazelton to Approve the Certificate of Appropriateness (Exhibit D) for Michael McIsaac, at 2530 Main Street, West Barnstable, Map 257, Parcel 005 to install a flush mounted solar modules on the front and west elevations as indicated on the plans submitted.**



So Voted: Nay, Unanimous

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**CERTIFICATE OF EXEMPTION**

*Continued* - Eversource, Pole #35/590, approximate location - 200 Main Street, West Barnstable, Map 134, Parcel 007 Mount a wireless antenna and ancillary equipment to pole #35/590

Chair Richard comments that this project qualifies for a Certificate of Exemption as per the latest amendment to the Act.

Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit E) for Eversource, Pole #35/590, approximate located is 200 Main Street, West Barnstable, Map 134, Parcel 007, to mount a wireless antenna and ancillary equipment as indicated on the plans submitted.

So Voted: Aye, unanimous

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Bryant, William, 288 Carriage Lane, Barnstable, Map 297, Parcel 037  
Install 20', aluminum flag pole

Motion duly made by George Jessop, seconded by Polly Brazelton, to Approve the Certificate of Exemption (Exhibit F) for William Bryant, of 288 Carriage Lane, Barnstable, Map 297, Parcel 037, to install a 20' aluminum flag pole as indicated on the plans submitted.

So Voted: Aye, Unanimous

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Carty, Lucy, 1795 Phinneys Lane, Barnstable, Map 276, Parcel 032  
Construct 8'X12' shed

Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit G) for Lucy Carty of 1795 Phinneys Lane, Barnstable, Map 276, Parcel 032, to construct an 8'X12' shed as indicated on the plans submitted.

So Voted: Aye, Unanimous

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*Withdrawn without prejudice* -Dewey, Dan, 1375 Main Street, West Barnstable, Map 177, Parcel 003  
Remove existing 8'X10' deck and construct new 11'X14' deck

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Harvey House, LLC, 66 Harvey Avenue, Barnstable, Map 319, Parcel 108  
Install concrete washed aggregate driveway with cobblestone border

There was discussion about the height of the driveway in relation to the landscape.

Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit I) for ( ), of ( ), to as indicated on the plans submitted the surface of the driveway should be no higher than the base of the adjacent lawn area.

So Voted: Aye, unanimous

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**MINOR MODIFICATION**

Zoto, George & Saundra, 10 Widgeon Lane, West Barnstable, Map 132, Parcel 028  
Modify layout of solar panels

Neal Holmgren advises why they would need to rearrange the layout

**Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit I) for George & Sandra Zoto, of 10 Widgeon Lane, West Barnstable, Map 132, Parcel 028, to modify the solar panel layout as indicated on the plans submitted.**

**So Voted: Aye, unanimous**

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**OTHER**

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**APPROVAL OF MINUTES:**

**Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated April 18, 2018 (Exhibit K).**

**Aye: 2**

**Nay: 0**

**Abstain: 2 – Brazelton & Jessop**

**So Voted: Aye**

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**Having no further business before this Committee, motion to adjourn is moved by George Jessop, seconded by Leslie Wallace at 7:58pm.**

Respectfully Submitted,  
Erin K. Logan

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Exhibit A	Certificate of Appropriateness	File	109/038/000
Exhibit B	Certificate of Appropriateness	File	301/015/000
Exhibit C	Certificate of Appropriateness	File	298/042/000
Exhibit D	Certificate of Appropriateness	File	257/005/000
Exhibit E	Certificate of Exemption	File	134/007/000
Exhibit F	Certificate of Exemption	File	297/037/000
Exhibit G	Certificate of Exemption	File	276/032/000
Exhibit H	Certificate of Exemption	File	177/033/000
Exhibit I	Certificate of Exemption	File	319/108/000
Exhibit J	Minor Modification	File	132/028/000
Exhibit K	Meeting Minutes	Date	April 18, 2018