

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, March 10, 2021, 6:30pm

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BARNSTABLE TOWN CLERK

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:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Absent
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Present
Building Inspector	Ed Bowers
Planning Staff	Kate Maldonado
Planning Staff	Erin Logan

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.

APPLICATIONS

Converse, Catherine, 20 Scudder Lane, Barnstable, Map 258, Parcel 022, built 1953
Install roof mounted solar panels on the southern roof plane

Represented by: Steve Spangler of Vivant Solar
Public comment: None

Spangler described the project; roof mounted solar array on the southern roof.

Chair Richard commented that the project will be minimally visible. Chair confirmed with Spangler that there are no plans to remove the large tree on the lot line.

Jessop noted as long as the existing foliage remains it does not have a problem with the project.

Chair Richard reiterated that the project is located on the side of the house and will be minimally visible.

McCarthy drove by and doubted it would the project would be very visible. Also she was happy with the matte finish.

Chair Richard called for public comment; seeing none he called for a motion.

MOTION: McCarthy moved seconded by Wallace to approve the Certificate of Appropriateness as submitted. So voted: aye, unanimous

Leary, Toby, named buyer in a purchase and sales agreement with Greer, Brian, 40 Salt Meadow Lane, West Barnstable, Map 156, Parcel 038, vacant land Construct a single family home with attached two-car garage and detached barn; including a chain link fence

Represented by: Toby Leary & Steve Cartwright

Public comment: Tim Klvana

Leary began by describing the project; he proposes to construct a single family home with gambrel style; front porch and garage; extended eaves. Leary proposes a pebble grey for trim color, white cedar shingles with architectural asphalt shingles in beach wood grey.

Chair Richard noted that this will be highly vegetated and treed. He felt the materials and style are appropriate for the location.

Jessop is not in favor of the excessive overhang of the 2nd floor. The profile is appropriate and is in good scale. The porch across the front is fine. In all, Jessop is in favor of the project.

Chair Richard clarified with Leary that the gable ends will not be visible from Salt Meadow.

After seeking clarification of Jessop's comments, Wallace felt the structure looked fine and is fine with her.

McCarthy felt the design is appropriate and does not have any problems with the project.

Goldstein confirmed with Leary that the trim will be pebble grey. Goldstein has no concerns.

Klavna is an abutter and is in favor of the project.

MOTION: McCarthy moved seconded by Wallace to approve the Certificate of Appropriateness as submitted. So voted: aye, unanimous

Franze, Anthony, 2310 Main Street, Barnstable, Map 237, 017/001, built 1947

Construct two, 3 foot to 4 foot high, retaining walls constructed of rock boulders at the rear property line

Represented by: Anthony Franze

Public Comment: Bill (William) & Mary Beth Eddy

Franze is proposing a retaining wall – noting it will look similar to the retaining wall at Harvest Moon at 2211 Main Street. One boulder on grade, steps back then another boulder.

Jessop asked how large the stones are. Franze responded that the stones are medium sized.

Chair Richard confirmed the drainage ditch belongs to the neighbor. Chair confirmed with Franze that the project is not complete yet.

Chair Richard confirmed with Franze that wall was built for containment.

Chair confirmed with Franze that most of the material came from the property.

Wallace felt bad but she prefers the natural retaining wall.

McCarthy had no problem with the material or location.

Goldstein felt the wall was appropriate.

William Eddy is the abutter at 2 Daffodil Lane directly adjacent to the project. Eddy noted there has been significant run off damage; silt has been pouring onto Daffodil Lane and he feels the wall is insufficient.

Chair Richard commented that the stone wall is appropriate. Chair added that the pile is not within the Committee's purview.

Ed Bowers added that the run off issue will be dealt with by the Engineer.

Chair Richard closed public comment.

Wallace asked for clarification on how high the wall will be.

Jessop confirmed with Franze that the retaining wall be constructed with fieldstones.

MOTION: McCarthy moved seconded by Wallace to approve the Certificate of Appropriateness as submitted. So voted: aye, unanimous

**Kennedy, Robert, 3885 Main Street, Barnstable, Map 335, Parcel 052, built 1953
Install roof mounted solar panels on two south facing roof planes (front/side of house)**

Represented by: Deirdre Lapira

Public Comment: None

Roof mounted PV solar panel system. Rail-less system, flush mounted. The arrays are on the back,

Chair Richard commented that the panels will be minimally impactful. Chair given the location and view he felt the panels were appropriate.

Jessop commented that there is a lot of traffic on Mary Dunn Road and he felt the project was appropriate.

Wallace noted that Mary Dunn is a scenic road and she is not in favor. The layout with the extra array she would like to have that eliminated.

McCarthy is in favor of the project noting it is not highly visible.

Goldstein felt the project was appropriate.

There is a discussion about why the different roof planes were chosen for solar placement. After some deliberation it Lapira agreed to continue to the next meeting so that she could explore the proposed placement.

MOTION: McCarthy moved, seconded by Wallace to continue review of this application to the March 42, 2021. So voted: aye, unanimous

**Brouard, Peter & Pamela, 176 Dromoland Lane, Barnstable, Map 335, Parcel 082, built 1995
Install roof mounted solar panels on the south/front elevation**

Represented by: Desiree Revoir of E2 Solar

Public Comment: None

Revoir described the project; installation of roof-mounted solar panels on the front elevation with white back sheet and white diamonds.

Chair Richard commented that the Committee tends to prefer a complete rectangle and asks Revoir if the homeowner would be amenable to removing the four panels on either side of the chimney.

Revoir advised they would prefer to remove the excess and keep the rectangle.

Chair Richard reiterated that a rectangle is preferable and given the location he felt the project was appropriate.

Jessop felt the panels are acceptable on this house given the location; as it is not heavily traveled.

Wallace is fine with this project given the location.

McCarthy is in favor of keeping a rectangle and removing panels on either side of the chimney.

Goldstein is ok with the project given its' location on a dead end street

Chair called for public comment, seeing none he called for a motion.

MOTION: McCarthy moved second by Wallace noting that the panels on either side of the chimney will be removed and there are no neighbors or abutters present to oppose. So voted: aye, unanimous

Weatherly, Irina, Trustee, 1595 Main Street, West Barnstable, Map 197, Parcel 004, built 1880, Alexander Michelson House, contributing structure in the Old King's Highway Historic District

Install new sign on the front façade; install new double-sided handing sign

Represented by: No representation present

Public comment: None present

With no representation present, Chair Richard commented that the proposed signage appears to exceed the allowable size. He would prefer to continue review of this application to the next meeting.

MOTION: McCarthy moved, seconded by Wallace, to continue review of this application to the March 24, 2021 meeting. So voted: aye unanimous

APPROVAL OF MINUTES:

McCarthy moved seconded by Wallace to approve the minutes of February 24, 2021. So voted: aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by McCarthy, seconded by Wallace at 7:52pm, so voted aye, unanimous.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	258/022/000
Exhibit B	Certificate of Appropriateness	156/038/000
Exhibit C	Certificate of Appropriateness	237/017/001
Exhibit D	Certificate of Appropriateness	335/052/000
Exhibit E	Certificate of Appropriateness	335/082/000
Exhibit F	Certificate of Appropriateness	197/004/000
Exhibit G	Minutes	February 24, 2021

