

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, April 26, 2023, 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
George Jessop, AIA	Absent
Ryan Coholan	Absent
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Kaitlyn Maldonado, Assistant Director, Planning & Development	Present
Erica Brown, Administrative Assistant	Present
Gordon Starr, Town Council Liaison	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

Elias, Eileen, 42 Packet Landing Way, West Barnstable, Map 179, Parcel 004, Built 1962
Install 7.6 kw panels. Will not exceed roof panels but will add 6" to roof height. 19 panels total.

The applicants have requested a continuance to the May 10th meeting.

A motion was made by Wendy Shuck to continue the Certificate of Appropriateness application for Elias, Eileen, 42 Packet Landing Way, West Barnstable, Map 179, Parcel 004, Built 1962 to the May 10, 2023 at 6:30pm to be held remotely. Lesley Wallace seconds the motion.

Roll Call Vote

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

Approved 5/10/2023

Aittaniemi, Kenneth, 247 High Street, West Barnstable, Map 111, Parcel 016, Built 1935

Installation of a rooftop mounted photovoltaic solar energy system consisting of 22 solar panels. Two solar arrays on the East and West facing roof planes, black panels with matte finish.

Stephen Kelly, representative, from Sunrun is in attendance.

They have readjusted the panels to meet the symmetrical requirements of the Committee.

Lesley- Asks to see the designs again.

Stephen- Not a whole lot they are able to do to this building.

Lesley- Did you remove two panels?

Stephen- Same panel count. Move them to form the rectangle on the two arrays.

Wendy- Appreciate the adjustment. The options are limited here. She thinks it is more appropriate.

Bett- The committee favors the panels to be in a perfect rectangle. In consideration for the environment and the adjustment made she believes this is appropriate.

Public comment: None.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Aittaniemi, Kenneth, 247 High Street, West Barnstable, Map 111, Parcel 016, Built 1935 for the installation of a rooftop mounted photovoltaic solar energy system consisting of 22 solar panel. two solar arrays on the East and West facing roof planes, black panels with matte finish as submitted, seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Mercer, Douglas, 6 Harvey Avenue, Barnstable, Map 318, Parcel 020, Built 1945

Install 9.2 kw solar panels on roof. Will not exceed roof panel but will add 6” to roof height. X total solar panels.

The applicants have requested a continuance to the May 10th meeting.

A motion was made by Wendy Shuck to continue the Certificate of Appropriateness application for Mercer, Douglas, 6 Harvey Avenue, Barnstable, Map 318, Parcel 020, Built 1945 to the May 10, 2023 at 6:30pm to be held remotely.

Lesley Wallace seconds the motion.

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

APPLICATIONS

Approved 5/10/2023

McManus, Debra, 2876 Main Street, Barnstable, Map 279, Parcel 011, Built 1895

Remove existing railing. Add stair railing and new baluster railing. Repair the front steps with new risers, expand columns from 6” to 8”-10”, and replace corner boards.

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

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Debra McManus, homeowner, is present.

Debra presents her application showing some original photos of the house. She would like to replicate the older style of the house by re-doing the railing system, buffing out the columns, and repairing the stairs. Would like to use cannonballs on top of the railings to replicate the original style.

Bett- Can you describe the material?

Deb- Composite for the railings, the risers, and the cornerboards. Put some composite around the columns to match the original in width.

Lesley- Will the stair railing match the railings around the house?

Deb- Yes. The steps will be red fir. The risers will be white composite. Would like the cornerboards to be composite.

Wendy- Appreciate the pictures of the historical look. No objections to the materials. Appropriate.

Lesley- The columns a bit bigger would be better. Thinks the look is appropriate.

Deb- Would like to get it as close to the original as possible.

Bett- It’s great to make the house look like it once did. Agrees that the materials being used are appropriate.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck-aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for McManus, Debra, 2876 Main Street, Barnstable, Map 279, Parcel 011, Built 1895 to remove existing railing, add stair railing and new baluster railing, repair the front steps with new risers, expand columns from 6” to 8”-10”, and replace corner boards as submitted with the additions of the cannonballs on the railings and a stair railing per code, seconded by Lesley Wallace,

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Sundelin, Richard, 970 Main Street, West Barnstable, Map 156, Parcel 026, Built 1960

Remove existing chimney. Install new exhaust chimney for paint booth.

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

Roll Call Vote

Approved 5/10/2023

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

Richard Sundelin, property owner, is in attendance.

Richard Sundelin presents that the brick chimney was once used as a stove chimney but it is not viable for the paint booth. The exhaust for the paint booth is required by the Mass DEP for safety reasons. There are modern filters at the entrance of the system. The only part that will be seen is a 17" round pipe in galvanized metal and painted bluish grey to match the building in hopes that it won't be an eyesore.

Lesley- It's a business; it is required so she is okay with it.

Wendy- 10 feet is a lot. Is there no option to put it in the back?

Richard- Being a steel pipe could possibly require more support. If it was somehow off in the back it wouldn't have the roof and would need 35'. It is possible to talk to the DEP, to put these things in more congested buildings and could potentially perform tests to see if 5' could do the job. DEP basically said this is the requirement and this is what needs to be done.

Wendy- Even if it was bricked over it would be still a big chimney.

Richard- That is why he would want to paint it in order to blend in.

Bett- Some environmental issues here. It is a commercial area. The present chimney is in disrepair and should be addressed as soon as possible.

Public Comment:

Gordon- Is there an existing exhaust fan now?

Richard- Yes. They are conforming to the standards of the requirements.

Gordon- Are there residents complaining?

Richard- Yes.

Gordon- It seems as if the DEP will not change their requirements. Would like to see if the Committee approve the 5' and have Richard come back in two weeks after speaking with the DEP.

Bett- Could there be a wooden structure constructed around the exhaust chimney?

Richard- Thought about it but it seems as if the wooden structure would be more noticeable. It is really unfortunate that it is going to be so tall.

Lesley- It is a commercial building and the business needs to keep working.

Richard- Is appreciative of the Committee.

Samantha Grey- Lives directly next door. Supports the ten foot pipe. She can smell and taste the fumes. She loves the historic integrity but the environmental integrity is more important.

Lesley- Would like it noted that the next door neighbors have to live with this and that this needs to be taken care of. Even if Mass DEP says 5' is viable, neighbors need to be considered for their air quality that they are in such close proximity to.

A motion was made by Wendy Shuck to continue the Certificate of Appropriateness for Sundelin, Richard, 970 Main Street, West Barnstable, Map 156, Parcel 026, Built 1960 to the May 10, 2023 meeting at 6:30pm to be held remotely, Lesley Wallace seconds,

Approved 5/10/2023

Roll Call Vote

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

EXTENSIONS

None

Approval of Minutes

None

Next Meeting Date: May 10, 2023; May 24, 2023

ADJOURNMENT- Wendy moved to adjourn meeting Wednesday April 26, 2023. Lesley Wallace seconds.

Lesley Wallace- Aye

Wendy Schuck- Aye

Bett McCarthy- Aye

The meeting adjourned at 7:31pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 5/10/2023