

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, March 12, 2025, 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
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Erica Brown, Administrative Assistant	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:

Ryan Coholan
Lesley Wallace
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840
Installation of a flush-mounted solar system on the west side.

The applicant requested to withdraw the application without prejudice.

Wendy moved to accept the withdrawal of the Certificate of Appropriateness application without prejudice for Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840 to install a flush-mounted solar system on the west side.
Ryan Coholan seconded.

Roll Call Vote

Ryan Coholan- aye
Lesley Wallace- aye
Wendy Shuck- aye
Bett McCarthy- aye

APPLICATIONS

None

Approved 3/26/2025

EXTENSIONS**Oare, Steven & Maura, 55 Hilliard's Hayway, West Barnstable, Map 136, Parcel 047, Built 1986**

Construct addition of new dormers to the front of the house while preserving the district's character. Renovation of rear deck, addition of screened porch and deck above within the existing structure.

Wendy Shuck moved to approve the one-year extension request for Oare, Steven & Maura, 55 Hilliard's Hayway, West Barnstable, Map 136, Parcel 047, Built 1986 to construct addition of new dormers to the front of the house while preserving the district's character. Renovation of rear deck, addition of screened porch and deck above within the existing structure.

Ryan Coholan Seconded.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

MINOR MODIFICATION**Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997**

Install 4 additional roof mounted solar panels. Change the rear garage window to a pass door and add a skylight to the rear (north face) of the house. COA Approved 1/22/25.

Diane Addison was in attendance for this item.

Diane noted that the addition of the four solar panels would be located directly next to the already approved array. This ADU will be fully electric, and any overflow would go towards the primary dwelling. The conduit will not be visible at all. The other two modifications are on the rear of the home and not visible from the road.

Committee Discussion:

Lesley- Noted that the changes on the rear would not be visible, and she has no issues with that. Asked to clarify if the roof will be dark in color. Diane noted that the roof was approved as charcoal at the previous meeting. Lesley asked if this ADU is set back. Diane answered that the ADU is set back off the road and will be minimally visible due to vegetation.

Ryan- Agreed with Lesley. The rear changes are not visible, and the addition of 4 solar panels is minimal and is appropriate for what has already been approved.

Wendy- Agreed with Lesley and Ryan. This parcel is not located directly on 6A nor on a designated scenic road. Appropriate.

Bett- The modifications are appropriate and this ADU is set back off the road..

Wendy Shuck moved to approve the minor modification for Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997 to Install 4 additional roof mounted solar panels. Change the rear garage window to a pass door and add a skylight to the rear (north face) of the house as submitted.

Ryan Coholan Seconded.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

OTHER:

Bett noted that Brian Burbic will be going through the process of being appointed by the Town for the architect position on the Committee. Once Brian is appointed, Attorney Jim Wilson will be conducting a workshop to discuss the Committee's conduct and changes for the Old King's Highway Committees considerations.

Approval of Minutes

January 8, 2025:

Wendy Shuck moved to approve the minutes of January 8, 2025 as submitted. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

February 12, 2025:

Wendy Shuck moved to approve the minutes of February 12, 2025, as submitted. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: March 26, 2025; April 9, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday March 12, 2025. Ryan Coholan seconded.

Roll Call Vote:

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 6:47pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 3/26/2025