

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, June 28, 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	Present; late arrival.
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Kaitlyn Maldonado, Assistant Director, Planning & Development	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.

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**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**  
**Ryan Coholan**  
**Bett McCarthy**

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**CONTINUED APPLICATIONS**

None

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**APPLICATIONS**

**Goodrich, John, 100 Spyglass Hill Road, Barnstable, Map 355, Parcel 001/005, Undeveloped Land**  
Construct new single family home and install shed.

*Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.*

**Roll Call Vote**

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

John Goodrich, homeowner, is in attendance.

**Approved 7/12/2023**

Build a single family home. A half Cape with a wing section.

Wendy- The style of the home fits in with the neighborhood. The windows will be four over one?

John- Yes

Wendy- Were the paint samples for the front doors and shutters?

John- Yes. Newburyport blue.

Wendy- Is the shed and pool being applied for too?

John- Yes.

Wendy- What will the style of the shed be?

John- Materials will match the house and it will be set back enough to not be visible.

Wendy- Appropriate.

Ryan- Roof material?

John- Asphalt.

Ryan- Appropriate.

Lesley- Will it be an architectural roof?

John- Yes.

Lesley- Appropriate.

Bett- Concur with the rest of the Committee and the design is very appropriate for the setting.

**Public Comment: None**

*Wendy Shuck moved to close the public hearing. Seconded by George Jessop.*

**Roll Call Vote**

*Ryan Coholan- aye*

*Lesley Wallace- aye*

*Wendy Shuck-aye*

*George Jessop- aye*

*Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Goodrich, John, 100 Spyglass Hill Road, Barnstable, Map 355, Parcel 001/005, Undeveloped Land to construct new single family home and install shed, as submitted, Seconded by Lesley Wallace,*

**Roll Call Vote**

*Ryan Coholan- aye*

*George Jessop- aye*

*Lesley Wallace – aye*

*Wendy Shuck – aye*

*Bett McCarthy- aye*

**Smith, Richard & Shirley, 114 Redwing Lane, Barnstable, Map 318, Parcel 047, Built 1978**

Demolition of existing garage and construct new garage/barn in same location.

**Approved 7/12/2023**

**Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.**

**Roll Call Vote**

**Ryan Coholan- aye**

**George Jessop- aye**

**Lesley Wallace – aye**

**Wendy Shuck – aye**

**Bett McCarthy- aye**

Scott Peacock, representative, is in attendance.

Scott presents that the existing structure is going to be demolished and a new one will be constructed. The new garage will be in keeping with the home. They will be keeping the same color scheme as the existing house. The doors and trim will be white but the shingles will be Cape Cod grey.

George- Will the lantern be able to be lit?

Scott- Yes.

Ryan- Very tastefully done structure and appropriate.

Wendy- Concur with Ryan. Very nice improvement.

Lesley- The location is where the one will be demolished?

Scott- Yes

Lesley- Appropriate.

Bett- Very attractive structure and is located in a very remote area. Appropriate.

**Public Comment: None**

**Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.**

**Roll Call Vote**

**Lesley Wallace- aye**

**Wendy Shuck-aye**

**George Jessop- aye**

**Ryan Coholan- aye**

**Bett McCarthy- aye**

**A motion was made by Wendy Shuck to approve the demolition application for Smith, Richard and Shirley, 114 Redwing Lane, Barnstable, Map 318, Parcel 047, Built 1978, as submitted. Seconded by Lesley Wallace,**

**Roll Call Vote**

**George Jessop- aye**

**Lesley Wallace – aye**

**Wendy Shuck – aye**

**Ryan Coholan- aye**

**Bett McCarthy- aye**

**A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Smith, Richard & Shirley, 114 Redwing Lane, Barnstable, Map 318, Parcel 047, Built 1978 to demo the existing garage and construct new garage/barn in same location, as submitted, Seconded by Ryan Coholan,**

**Roll Call Vote**

**George Jessop- aye**

**Lesley Wallace – aye**

**Wendy Shuck – aye**

**Approved 7/12/2023**

*Ryan Coholan- aye*  
*Bett McCarthy- aye*

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**MINOR MODIFICATIONS**

None

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**EXTENSIONS**

None

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**OTHER**

None

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**Approval of Minutes**

June 14, 2023

Wendy- Two small typos to be addressed. Pg5 it should be "by" Lesley Wallace and same on page 6.

*A motion was made by Wendy Shuck to approve the June 14, 2023 minutes with the two noted typos otherwise as submitted, seconded by Lesley Wallace,*

**Roll Call Vote:**

*George Jessop- aye*

*Lesley Wallace - aye*

*Wendy Shuck – aye*

*Ryan Coholan- aye*

*Bett McCarthy- aye*

Next Meeting Date: July 12, 2023; July 26, 2023

**ADJOURNMENT-** Wendy moved to adjourn meeting Wednesday June 14, 2023. Lesley Wallace seconded.

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*George Jessop- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

***The meeting adjourned at 6:53pm***

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 7/12/2023***