

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, July 12, 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
Ryan Coholan	Present; Late Arrival
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:

Lesley Wallace
Wendy Shuck
George Jessop
Bett McCarthy

CONTINUED APPLICATIONS

None

APPLICATIONS

Barnstable Fire District, 3249 Main Street, Barnstable, Map 299, Parcel 019, Built 1960

Construct memorial to remember the attacks on the USA on September 11, 2001 and add a sign to the front of the station.

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

Roll Call Vote

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

Deputy Chief Kevin Brailey was in attendance.

Deputy Chief Brailey stated the department obtained a piece of steel from the World Trade Centers and the will be a small memorial two granite posts and the steel piece suspended between them. A small brick patio will be placed around it. Two

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large trees in the front of the station were taken down per the recommendation of the Town Tree Warden who deemed the trees to be diseased and rotted. The department will be replanting some trees and shrubs around the building. The proposed wall sign will match the existing sign at the street with the same black background and gold lettering.

Wendy- Really likes the sign on the front of the station and thinks it will blend in very well with the station. The two granite pillars from the memorial will be 4' high, is that correct?

Deputy Chief Brailey- Yes. Two 4 foot twelve by twelve inch pillars to match the Towers.

Wendy- Asked for clarification on the item that states small boulder wall.

Deputy Chief Brailey- Clarified that it is the existing sign. They will be replacing a natural stone beneath the sign.

Wendy- Thinks it will be quite nice.

George- Asked if the stone pillars will be corner to corner as the Towers were or if they are squared up?

Deputy Chief Brailey- They will be corner to corner as the Trade Centers were. They will be the true orientation of the Towers.

George- Appropriate.

Lesley- Noted this memorial is dear to her heart.

Bett- Asked for clarification of where the piece of steel will be going.

Chief Deputy Brailey- The piece will be suspended between the two pillars.

Bett- Believes this will be a wonderful tribute.

Public Comment: None

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

Roll Call Vote

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 Barnstable Fire District, 3249 Main Street, Barnstable, Map 299, Parcel 019, Built 1960 to construct a memorial to remember the attacks on the USA on September 11, 2001 and add a sign to the front of the station, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

George Jessop- aye

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

George, Priscilla & Eric, 2084 Main Street, West Barnstable, Map 217, Parcel 026, Built 1967

Construct two sheds. One 12x16 next to the house and one 8x12 in the back of the house to replace the existing shed located there.

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

Roll Call Vote

George Jessop- aye

Lesley Wallace – aye

Wendy Shuck – aye

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Bett McCarthy- aye

Eric George, homeowner, was in attendance.

Eric referenced the materials provided. All materials will match the house. The new shed next to the house will be 16ft off the property line. The shed in the back of the home will be approximately 50ft from the property line.

George- Is the new shed behind the front wall line?

Eric- Yes.

George- Dimension please?

Eric- 10' by 16'

George- How far back from the front wall of the house?

Eric- From the back of the house it will be about 8-10ft.

George- Clarified that he is trying to garner how far back from the street it will be.

Eric- Approximately 270ft.

Wendy- Asked if the shed in the back is visible? And what materials will be used for the one in the back?

Eric- It is not visible and the same materials will be used as the one in the front.

Wendy- The sheds are appropriate and match the house.

Lesley- Feels the same as Wendy. All the materials are appropriate.

Bett- The house sits quite a distance off 6A. Because the bigger shed sits behind the back wall of the house, there is no concerns regarding it.

Public Comment: None

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

Roll Call Vote

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 George, Priscilla & Eric, 2084 Main Street, West Barnstable, Map 217, Parcel 026, Built 1967 to construct two sheds. One 12x16 next to the house and one 8x12 in the back of the house to replace the existing shed located there, as submitted, Seconded by Ryan Coholan,

Roll Call Vote

George Jessop- aye

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

George, Lloyd, 174 Commerce Road, Barnstable, Map 319, Parcel 095, Built 1900

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Install 24 roof-mounted solar panels and corresponding electrical equipment. Panels are matte and black to complement the colors of the home. The panels will not be placed on the roof plane at the front of the house which faces the street.

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

Roll Call Vote

George Jessop- aye

Lesley Wallace – aye

Wendy Shuck – aye

Bett McCarthy- aye

Doug Wahl and Elena Babicz, representatives from second generation energy, was in attendance.

Doug described the project as the panels on the back of the home on the garage and one roof behind it. The panels cannot be seen on from the front.

Wendy- There is one series of panels that are not symmetrical is that because there is something on the roof?

Doug- Yes there are objects on the roof that cannot be removed.

George- Wondered if they may have the capacity to move the vents on the roof.

Doug- Notes that it is a chimney that is located there.

Wendy- Is it possible to make that two rectangles rather than one asymmetrical shaped?

Elena- Restricted by the building code and fire department for fire accessibility reasons. This is a layout that has been kind of pre-approved by them. Restricted by how much they are able to move the panels on that roof.

Wendy- The panels on the back roof plane seem to be more visible from the road as the lot next door is vacant, can those panels be moved to the other side of the roof line?

Doug- There are a couple of trees that do block them a little bit, but if the panels are moved to the other side then it will hurt the homeowners production value as it faces more to the north.

George- Do we know how old the last addition is?

Elena- The build date for this structure is 1999. The original structure is 1900 but the recent additions were done in the past five years.

George- The solar technology is older than the most recent addition.

Lesley- Asked if there is any way on the back roof plane to move the last two solar panels (towards the back of the home) and move then forward to make it more uniform?

Elena- The fire department requires a minimum pathway to access the roof plane so that's why it is more pushed over to the side and it is due to shading to garner the best production.

Lesley- Asked about the last roof plane and if it is dipped down and would like to clarify that it cannot be seen from the front?

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George- It has a relatively moderately pitched roof and it is less noticeable.

Bett- Generally the Committee likes to see perfect rectangles. Would it be possible to eliminate the panels from the asymmetrical bottom row to make a perfect rectangle?

Doug- That is the best roof for the sun exposure and will be the best production for the homeowner. They could remove one panel that is alone on the end, but clarifies it will not be very visible.

Wendy- Appreciate the panels not on the front of the house but is concerned about the panels on the back roof plane.

Bett- It would be a fleeting glimpse of it while driving but it won't be very visible. Thinks the applicants have done their best to factor in all the best options for this home.

Ryan- Feels like the project components were placed as best as possible given the layout of the house and echoed Lesley's sentiments that it is appreciated that the panels are not on the front of the house.

Lesley- Noted that she appreciates the thought and work put into this project to help satisfy the Committee and the homeowner.

Public Comment: None

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

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 Certificate of Appropriateness for George, Lloyd, 174 Commerce Road, Barnstable, Map 319, Parcel 095, Built 1900 to install 24 roof-mounted solar panels and corresponding electrical equipment. Panels are matte and black to complement the colors of the home. The panels will not be placed on the roof plane at the front of the house which faces the street, as submitted, Seconded by Lesley Wallace,

Roll Call Vote

George Jessop- aye

Lesley Wallace – aye

Wendy Shuck – aye

Ryan Coholan- aye

Bett McCarthy- aye

MINOR MODIFICATIONS

None

EXTENSIONS

None

OTHER

None

Approval of Minutes

December 8, 2021

Approved 7/26/2023

A motion was made by Wendy Shuck to approve the December 8, 2021 minutes as submitted, seconded by Lesley Wallace,
Roll Call Vote:

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

June 28, 2023

A motion was made by Wendy Shuck to approve the June 28, 2023 minutes 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 26, 2023; August 9, 2023

ADJOURNMENT- Wendy moved to adjourn meeting Wednesday July 12, 2023. Lesley Wallace seconded.

*Lesley Wallace- aye
Ryan Coholan- aye
George Jessop- aye
Wendy Shuck- aye
Bett McCarthy- aye*

The meeting adjourned at 7:21pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

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