

On 6/26/2023, on a motion by Ms. Argo and seconded by Vice Chair Ventrone, the committee voted 4-0-2 to approve these minutes, with Ms. Ecker and Mr. Flack abstaining

YARMOUTH TOWN CLERK
'23 JUN 27 PM 8:27 REC

**TOWN OF YARMOUTH
OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE
MINUTES – Monday, June 12, 2023**

The Old King's Highway Committee met in person, with a Zoom option for participants. **Members Present:** Chair Robert Wilkins, Vice Chair Richard Ventrone, Member Paula Morrison. Member Elizabeth Argo **Absent:** Member Cindy Ecker, Alternate Member Steven Flack, Alternate Member John Stuart **Staff Present:** OKH Administrator Lisa Sherman

A quorum present, Chair Wilkins opened the meeting with a brief explanation of how the hearing is run and noted the 10-day appeal period. The regular meeting convened at **7:15 P.M.**

Tabled Item:

1. **23-A056 Vin and Heather Miles (Owners) and Keith MacKenzie-Betty (Agent):** New raised roof and windows as part of renovation at **48 Mill Lane**

Ms. Morrison moved to untable this application and was seconded by Vice Chair Ventrone. The motion passed unanimously, 4-0-0 **UNTABLED**

Vin Miles (owner) and Keith MacKenzie-Betty (agent) were present. Mr. MacKenzie-Betty displayed a change to the house plans and pointed out a section of the roof that had been changed based on comments from the Committee. He also provided 3D models as requested. The changes will not be visible from the street.

Vice Chair Ventrone said the new plans are a marked improvement and the 3D models help enormously.

Chair Wilkins asked if the new plans would impact the chimney that is further away from Mill Lane, and Mr. MacKenzie-Betty said there will be no impact to the chimneys.

No abutters present and no public comment.

Vice Chair Ventrone moved to approve the application as submitted and was seconded by Ms. Morrison. The motion passed unanimously, 4-0-0 **APPROVED**

New Items

1. **23-A068 Anthony Doldo and Raeanne Pileggi (Owners) and A.D. Builders (Agent):** To construct a shed at **2 Cottonwood Street**

Anthony Doldo and Raeanne Pileggi (owners) were present. Mr. Doldo said the request is for a 12x16 shed. The shed would need to be a little forward of the house façade since otherwise it would be on the septic system. There isn't any additional space on the lot to place the shed except back in the woods and three large trees would have to be removed.

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Ms. Argo pointed out that the Building Commissioner would be involved with the placement of the shed.

Ms. Morrison asked if the picture in our packets is the same as the shed being requested. Mr. Doldo replied it is.

Ms. Argo said the shed's siding will be T111. Mr. Doldo said the house has vinyl siding. Chair Wilkins asked if the applicants are open to another siding, such as board and batten. Mr. Doldo said he's not a fan of board and batten. Vice Chair Ventrone pointed out that due to the size of the shed, there will need to be two levels of panels so the seam will show. Mr. Doldo said he would prefer cedar shingles over board and batten and prefers fake cedar shingles since they don't fade or break.

Ms. Morrison and Ms. Argo said they are OK with the T111 siding.

No abutters present and no public comment.

Ms. Argo moved to approve the application as submitted and was seconded by Ms. Morrison. The motion passed unanimously, 4-0-0 **APPROVED**

2. 23-A069 Kate Turcot (Owner) and Dennis Orlov/BelCape Construction Inc. (Agent): To replace windows at 25 Helmsman Drive

Kate Turcot (owner) and Dennis Orlov (agent) were present. Ms. Turcot said she wants to replace the windows; they are from 1985. Some can't be opened. She is requesting black trim.

Vice Chair Ventrone said the application requests black frames with white dividers. Mr. Orlov said the dividers will be black. Vice Chair Ventrone said black dividers are hard to see from the street.

Ms. Argo asked if the shutters would remain white. Ms. Turcot said she might paint them black to match or remove them; she's going to see what the finished product looks like before making a decision. Chair Wilkins said an absence of shutters would create a lot of empty space across the front of the house. Vice Chair Ventrone added the shutters are attractive. Ms. Turcot said she's fine with keeping the shutters.

Vice Chair Ventrone asked if the windows would be 12/12. Ms. Turcot said she's requesting 2/2 like the Friday Club. Chair Wilkins said 6/6 would be more appropriate for this Garrison Colonial house type. Vice Chair Ventrone said 2/2 would modernize the house. Chair Wilkins said the house is at the end of a cul-de-sac.

No abutters present and no public comment.

Ms. Morrison moved to approve the application as submitted and was seconded by Ms. Argo. The motion passed unanimously, 4-0-0 **APPROVED**

3. 23-A070 Ian Sherwood (Owner) and Dennis Orlov/BelCape Construction Inc. (Agent): To replace windows at 209 Route 6A

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Ian Sherwood (owner) was present via Zoom. Dennis Orlov (agent) was present. The homeowner wants to replace all the windows in the house. Vice Chair Ventrone asked the age of the current windows; Mr. Orlov isn't sure if the current windows are original. Vice Chair Ventrone said the Committee needs to know if the windows are original; he can't tell the age of the windows from the photo.

Chair Wilkins pointed out that Route 6A is a sensitive area and this house is important to the historic district. The windows need to be checked to determine if they are original or historic.

Vice Chair Ventrone suspects these windows are historic, probably Victorian. It's often cheaper to restore windows than replace them. Chair Wilkins pointed out the type of wood in historic windows is no longer available.

Mr. Sherwood texted that the windows were replaced in the 1980s by the previous owner.

Mr. Orlov asked Mr. Sherwood to text some pictures of the windows.

Mr. Argo moved to table this application to the end of the meeting to provide Mr. Sherwood and Mr. Orlov with time to share photos. Ms. Morrison seconded the motion. The motion passed unanimously, 4-0-0 **TABLED**

At the end of the meeting, Ms. Argo moved to untable this application and was seconded by Vice Chair Ventrone. The motion passed unanimously, 4-0-0 **UNTABLED**

Mr. Sherwood shared three photos of the current windows. Vice Chair Ventrone noted the pegged muntins in the photos. They are either original or beautiful reproduction windows.

Chair Wilkins suggested the application be tabled pending a site visit by the Committee to examine the windows. Mr. Sherwood agreed to a site visit.

Vice Chair Ventrone asked why Mr. Sherwood wants to replace the windows. Mr. Sherwood said he wants to increase efficiency and the house is cold in the winter. Vice Chair Ventrone said there are interior storm windows now that are very efficient. Mr. Sherwood said he had some of the windows repaired but many are worn and need rework.

Chair Wilkins said Lisa will set up a site visit. Vice Chair Ventrone will bring some information to the site visit.

Chair Wilkins said the Committee is more sensitive to the windows that face 6A. The Committee has allowed replacement windows on the sides and back in the past. Mr. Sherwood would like to replace all the windows but understands the Committee's perspective.

No abutters present and no public comment.

Vice Chair Ventrone moved to table the application pending a site visit and was seconded by Ms. Argo. The motion passed unanimously, 4-0-0 **TABLED**

- 4. 23-A071 Marcia Witherell (Owner) and Southern New England Windows (Agent); To replace two entry doors and a storm door at 31 Eileen Street**

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Seth Grizey (agent) was present via Zoom. This request is to replace two doors. The back door will be different from the current back door and can't be seen from the street. The front door will be the same red as the current door and the storm door will be red, different from the current white storm door.

Chair Wilkins asked if the request is practical or aesthetic; Mr. Grizey replied the change is practice since there is rot around the doors.

No abutters present and no public comment.

Ms. Argo moved to approve the application as submitted and was seconded by Ms. Morrison. The motion passed, 4-0-0 **APPROVED**

5. 23-A072 Ivaylo Ninov (Owner) and Skyline Solar LLC (Agent): To install solar panels on the rear roof at 26 Stoney Hill Drive

Ivaylo Ninov (owner) was present. This request is to install solar panels on the rear of the house; they won't be seen from the street.

No abutters present and no public comment.

Ms. Argo moved to approve the application as submitted and was seconded by Vice Chair Ventrone. The motion passed, 4-0-0 **APPROVED**

6. 23-A073 Jayme Franklin (Owner) and Skyline Solar LLC (Agent): To install solar panels on the rear roof at 7 Frances Helen Road

Francesco Noe (agent) was present via Zoom. In February they requested solar panels on the front roof which was rejected. They went back to design and removed the front panels. The panels on the back roof might be semi-visible from Margaret Joseph by are shielded by trees.

Chair Wilkins asked if the skylights would remain; Mr. Noe replied they would. Chair Wilkins pointed out that more panels could be added if the skylights were removed.

Ms. Argo thanked Mr. Noe for returning with a new design.

No abutters present and no public comment.

Ms. Morrison moved to approve the application as submitted and was seconded by Ms. Argo. The motion passed, 4-0-0 **APPROVED**

7. 23-A074 Christopher Carr (Owner) and Skyline Solar LLC (Agent): To install solar panels on the rear roof at 12 Helmsman Drive

Christopher Carr (owner) was present. All the solar panels will be on the back of the house. They probably won't be visible to the neighbors.

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Vice Chair Ventrone said there appears to be space for four more panels. Mr. Carr replied the system is a lease not a purchase. The kilowatts are calculated on an annual basis. He needs 7500 kilowatts and the system will make 8500. There is an increased cost for more panels and an increase in the lease payments and he doesn't need additional power.

No abutters present and no public comment.

Vice Chair Ventrone moved to approve the application as submitted and was seconded by Ms. Argo. The motion passed, 4-0-0 **APPROVED**

8. 23-A075 John Beach (Owner) and Second Generation Energy LLC (Agent): To install 12 solar panels on the rear roofs at 22 Winter Street

John Beach (owner) was present. They are presenting a modified plan with solar panels only on the back of the house. They will provide only 50% of the power that the additional panels on the front would have, but it's better than nothing.

Ms. Argo expressed appreciation for the letters of support given to the applicant.

Chair Wilkins stated that he elected not to read the letters of support into the public record because they are not relevant to the current application.

No abutters present and no public comment.

Ms. Morrison moved to approve the application as submitted and was seconded by Ms. Argo. The motion passed, 4-0-0 **APPROVED**

9. 23-A076 Nora Lavori (Owner) and My Generation Energy (Agent): To install 20 solar panels on the rear roof of 97 Pheasant Cove Circle

Abe Boyle (agent) was present via Zoom. This request is for 20 solar panels on the rear of the house. They will not be visible from the street.

Vice Chair Ventrone pointed out the panels are nicely organized.

No abutters present and no public comment.

Ms. Argo moved to approve the application as submitted and was seconded by Vice Chair Ventrone. The motion passed, 4-0-0 **APPROVED**

OKH Meeting Minutes Approval

Ms. Argo moved to approve the May 22, 2023 minutes. The motion was seconded by Ms. Morrison. The motion passed unanimously, 4-0-0

Other Business

On 6/26/2023, on a motion by Ms. Argo and seconded by Vice Chair Ventrone, the committee voted 4-0-2 to approve these minutes, with Ms. Ecker and Mr. Flack abstaining

Chair Wilkins reported that he will be representing the Yarmouth Committee at the OKH Commission meeting June 13 regarding an appeal of a Sandwich application. He'll provide an update on the results at the next hearing.

Next Meeting: June 26, 2023

ADJOURNMENT

Vice Chair Ventrone moved to adjourn the meeting. Ms. Morrison seconded the motion. The motion passed unanimously, 4-0-0 **ADJOURNED** at 8:40 PM

Robert Wilkins, Chair, Yarmouth OKH Historic District Committee

Posted By: Lisa Sherman, Administrator, Old King's Highway Committee