

**TOWN OF YARMOUTH
OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE
MINUTES – Monday, June 13, 2022**

The Old King's Highway Committee met in person, with Zoom option for participants. **Members Present:** Chairman (Architect/Contractor) Richard Gegenwarth, Vice Chair Robert Wilkins, Member Paula Morrison, and Alternate Member Cindy Ecker. **Absent:** Member Elizabeth Argo, Member Rosemary Nicholls, and Alternate Member Jane Hildebrandt. **Staff Present:** Old King's Highway Administrator Lisa Sherman.

A quorum present, Chairman Gegenwarth opened the meeting with a brief explanation of how the meeting is run and noted the 10-day appeal period. The regular meeting convened at **7:18 P.M.**

1. 22-A065 Ruhan General Construction (Owner) and Pessini Landscaping (Agent): To install outdoor kitchen, pergola, fire pit, hot tub, and ground-level deck at **86 Old Hyannis Road**

Jason Moriarity (agent) was present. This property is new construction; he is representing the new owners who close on Friday. Mr. Moriarity shared a larger version of the plans with the Committee. The changes requested will be in the backyard and can't be seen from the street. Mr. Moriarity also shared two letters from abutters in support of the plans.

No abutters present and no public comment.

Vice Chair Wilkins moved to approve the application as submitted. Member Ecker seconded the motion.

The motion passed unanimously, 4-0-0 **APPROVED**

2. 22-A066 Anil Diwan (Owner) and Sergio Resendes/Euro Building (Agent): To build garage bay and add on laundry room at **83 Old Hyannis Road**

Sergio Resendes (agent) was present. Part of the project is moving the laundry facilities from the basement to an added-on room in the back of the house. The new laundry area is on the opposite side of the house from the new garage bay that is being added as well.

No abutters present and no public comment.

Vice Chair Wilkins moved to approve the application as submitted. Member Morrison seconded the motion.

The motion passed unanimously, 4-0-0 **APPROVED**

On 6/27/2022, on a motion by Member Argo, seconded by Member Morrison, the committee voted 3-0-2 to approve these minutes

3. **22-A067 Jennifer Wallace (Owner) and Michael Ferullo (Agent):** To replace doors and windows at **21 Azalea Lane**

Michael Ferullo (agent) was present. Member Ecker asked if the new windows would have grilles; Mr. Ferullo replied that there are currently five windows without grilles and those will be replaced without grilles. Vice Chair Wilkins asked if the new door will be like for like, and Mr. Ferullo said the current door is solid and the new will have a window. The sliding windows will be replaced with Anderson gliders with no grilles.

No abutters present or public comment.

Member Morrison moved to approve the application as submitted. Vice Chair Wilkins seconded the motion. The motion passed unanimously, 4-0-0 **APPROVED**

4. **22-A068 Steve and Cheryl Karras (Owners) and Patrick Jacobs (Agent):** To build a detached barn at **379 Weir Road**

Steve Karras (owner) and Patrick Jacobs (agent) were present. Member Morrison asked for the location of the barn; it will be to the left of the house if looking from the street. The barn will be white with black windows, with grilles between the glass. The house is gray with white trim. Member Ecker noted the barn is on the cranberry bog side of the property. Chair Gegenwarth said the house is on a rise, and there are trees between the proposed barn and the street. The height of the barn and the house would be about the same. Vice Chair Wilkins noted the monitor-barn style is atypical for Yarmouth Port. The barn will have a metal, matte-finish grey roof with a gradual pitch. The barn doors will be aluminum.

The sides will be Azek board and batten. Mr. Karras doesn't want a wood barn because he doesn't want to deal with rot. Vice Chair Wilkins asked if Hardie plank could be substituted for the Azek siding in the plan. Mr. Jacobs is not sure that Hardie plank comes in board and batten style or if the cost would be prohibitive, but he will check into that option. Mr. Jacobs asked for an explanation of why a composite that looks like wood is not acceptable; Vice Chair Wilkins said the Committee is concerned with the appearance, and there are environmental concerns. He asked Mr. Jacobs to do some research on siding; the design and the location of the barn are all good. Just the materials are the issue, and the Committee will work with the applicants. Member Ecker suggested the applicants bring in a sample of the siding for the Committee to review.

No abutters present and no public comment.

Vice Chair Wilkins moved to table the application until the applicants have had time to conduct research on siding options. Member Ecker seconded the motion.

The motion passed unanimously, 4-0-0 **TABLED**

5. 22-A069 Kenneburn Properties d/b/a Inn on Main (Owner): To build a chicken coop at 186 Route 6A

Sarah Bradburn and Chris Kennedy (owners) were present. Chair Gegenwarth pointed out the pictures shared have a temporary chicken coop to show the placement on the property. Member Morrison noted the coop can't be seen from the street. Mr. Kennedy said their visitors are excited about the farm-to-table feature of the coop providing eggs for breakfast at the B&B. The coop will have hardware cloth (not chain link), and a roof to dissuade the hawks.

A petition from four neighbors (Rick and Mary Jane Bettis, John Vandeville, Jack Loftus, and Jessica McConnell) indicating their approval of the coop was included in the COA packet.

A letter from abutters Barbara and John Stuart was read by Chair Gegenwarth; the Stuarts are against the coop because they do not think the coop's structure meets the criteria for the historic district. In addition, they believe since the coop is near the parking lot, which is a public area, the coop will be accessed by the public. The Stuarts also believe there is a 100% chance of rat infestation. Mr. Stuart attempted to join the discussion via Zoom but had technical issues.

Member Morrison indicated that she believes the Board of Health should weigh in first about the coop; the owners said the Board of Health review should be complete in about six weeks. Vice Chair Wilkins said the OKH Committee decides on applications based on their appropriateness and setting, and any issues related to the Board of Health are outside the purview of the Committee.

Chair Gegenwarth expressed concern about the quality of materials proposed and believes the coop should be built like a good shed; he wants it to look more in keeping with the OKH standards for sheds. Vice Chair Wilkins isn't comfortable with the proposed design; he believes it doesn't fit well in the historic district. He is also concerned that two of the six abutters are against the coop.

Mr. Kenney pointed out that this will be a chicken coop and not a shed. It will not be as substantial as a shed (for example, no foundation). There will be ten chickens, and the goal is to draw guests with the farm-to-table potential for fresh eggs.

Vice Chair Wilkins questions the issue brought up in the Stuarts' letter asserting that the parking area on the inn property is public. Mr. Kennedy pointed the parking area is private since it is exclusively for guests of the inn. We need a legal opinion on this question.

Vice Chair Wilkins said since the coop is not visible from 6A, he would have a difficult time rejecting the application. He does not find petitions persuasive; individual, thoughtful letters from abutters carry more weight.

Ms. Bradburn and Mr. Kennedy agreed to revisit the design of the coop and produce an option that would better fit the historic district.

No abutters present and no additional public comment (other than the letters referenced above).

Vice Chair Wilkins moved to table this application, pending a new design for the coop, a legal opinion regarding the parking area issue, and individual abutter support letters. Member Ecker seconded the motion. The motion passed unanimously, 4-0-0 **TABLED**

On 6/27/2022, on a motion by Member Argo, seconded by Member Morrison, the committee voted 3-0-2 to approve these minutes

6. 22-A070 Michael Blatz (Owner) and Todd Perry (Agent): Addition to main entry and master bedroom at **26 Musket Lane**

Michael Blatz (owner) and Todd Perry (agent) were present. The house is currently board and batten and will be changed to clapboard. The plan is to bump out the front section of the house that is currently recessed and add skylights to provide light to a dark room. The bump out will add living space. Member Ecker asked about the pitch of the new roof; the new roof will be shallower than the existing roof. The front door will be on the side of the new addition. Member Morrison asked if the triple windows will remain 6/0, and Mr. Perry said yes.

No abutters present and no public comment.

Member Morrison moved to approve the application as submitted. Member Ecker seconded the motion. The motion passed unanimously, 4-0-0 **APPROVED**

OKH Meeting Minutes Approval

May 23, 2022

There was a motion made by Member Ecker to approve the April 25, 2022 minutes as amended. Vice Chair Wilkins seconded the motion. The motion passed unanimously, 4-0-0.

Other Business

Chair Gegenwarth discussed the membership of the OKH Committee. It consists of five members, four of whom are elected, and the architect/contractor who is appointed by the Board of Selectmen annually. Two alternate members are appointed also annually by the Board of Selectmen. If one member isn't present, an alternate member takes the absent member's place and their vote is counted. Otherwise, the alternate member's vote is not counted. The maximum count of votes can be no more than five, per the OKH Bulletin. Alternate members can ask questions, make points, etc. but can't vote or make motions on applications.

Next Meeting: June 27, 2022

ADJOURNMENT

Vice Chair Wilkins moved to adjourn the meeting.

Member Morrison seconded the motion.

The motion passed unanimously. Vote: 4-0-0. **ADJOURNED** at 9:00 PM

Richard Gegenwarth, Yarmouth OKH Historic District Committee

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