

**TOWN OF YARMOUTH
OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE
MINUTES – Monday, January 10, 2022**

The Old King's Highway Committee met in person, with Zoom option for participants. **Members Present:** Chairman (Architect) Richard Gegenwarth, Vice Chair Robert Wilkins, Member Elizabeth Argo, Member Paula Morrison, Member Rosemary Nicholls, and Alternate Cindy Ecker. **Absent:** 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 **7:15 P.M.**

1. **22-A001 Bernard Nugent (Owner), Renewal by Anderson (Agent):** To replace one casement window and 3 double hung windows at **56 Canterbury Road**.

Seth Grizey was present via Zoom to represent Renewal by Anderson. The windows are like for like, and the casement window replacement can't be seen from the street.

No abutters present and no public comment.

There was a motion made by Vice Chair Wilkins to approve the application as submitted.

The motion was seconded by Member Nicholls.

The motion was passed unanimously. 6-0-0. **APPROVED**

2. **22-A002 Jamie Carder (Owner), Solar Wolf Energy (Agent):** To install roof-mounted solar panels at **223 West Great Western Road**

Jereme Erlandson was present to represent Solar Wolf. The solar panels would not be visible from the street. Only one abutter would be affected by the view.

No abutters present and no public comment.

There was a motion made by Vice Chair Wilkins to approve the application as submitted.

The motion was seconded by Member Morrison.

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The motion was passed unanimously. 6-0-0. **APPROVED.**

3. **22-A003 Benjamin Grew (Owner), Grew Building (Agent):** To add a second floor and porch at **56 Greenland Circle**

Ben Grew was present. The house is a 1980s ranch and the project is to add a second floor and front porch. Member Morrison commented that the plan looks nice. Vice Chair Wilkins noted that all the houses in the neighborhood are single story, but this plan includes a modest, discreet addition.

No abutters present and no public comment.

On 2/14/2022, on a motion by Vice Chair Wilkins, seconded by Member Nicholls, the committee voted 5-0-0 to approve these minutes.

There was a motion made by Member Nicholls to approve the application as submitted. Member Argo seconded the motion.

The motion was passed unanimously. 6-0-0. **APPROVED.**

4. **22-A004 Latham Centers (Owner), Irina MacPhee (Agent):** To replace rotted clapboard and white cedar shingles, paint clapboards, trim, doors, replace windows at **259 Willow Street**

Irina MacPhee and Brian Benevides were present. The white clapboards will be painted Boothbay Grey, shingles will be white cedar. Unsure if the shutters will be retained (depends on expense involved), but if shutters are replaced they would be black. Vice Chair Wilkins and Member Morrison suggested the shutters would break up the mass of the building.

No abutters present and no public comment.

There was a motion made by Vice Chair Wilkins to approve the application as submitted. The motion was seconded by Member Nicholls.

The motion was passed, 6-0-0. **APPROVED.**

5. **22-A005 Doreen and Giovanni DelMonaco (Owners), Bill Daniels (Agent):** Complete roof frame, change pitch to 10/12 with shed dormers front and back, garage addition, new front porch, new roof over existing door, all new windows and doors at **120 Homers Dock Road**

Bill Daniels was present via Zoom. The plan is to remove the roof and add a second floor and dormers. All the siding will be cedar shingles. The garage door will be white. The front door will be blue. Vice Chair Wilkins expressed concern that there will be disparity without shutters; Mr. Daniels noted that shutters could be added back to the plan if that's an issue, and the shutters would be the same color as the door. Member Morrison inquired if there will be a balcony over the door and Mr. Daniels replied there is an arch or cornice over the door.

No abutters present and no additional public comment.

There was a motion made by Member Morrison to approve the application.

The motion was seconded by Member Nicholls.

The motion was passed unanimously. 6-0-0. **APPROVED.**

6. **22-A006: Rabih Bassil (Owner), Elie Bassil (Agent):** To add an outdoor kitchen at **47 Sisters Circle**

Elie Bassil was present. There will be an outdoor kitchen under the pergola noted on the renderings. There will also be some stonework built into the project.

No abutters present and no public comment.

There was a motion made by Member Nicholls to approve the application.

On 2/14/2022, on a motion by Vice Chair Wilkins, seconded by Member Nicholls, the committee voted 5-0-0 to approve these minutes.

The motion was seconded by Vice Chair Wilkins.

The motion was passed unanimously. 6-0-0. **APPROVED.**

7. **22-A007 Robert and Gretchen Kossack (Owners), Chris Cannon (Agent):** Add second floor, alterations on the first floor, new exterior finishes as required, new sliding doors at water side, expansion of some windows at **27 Longview Road.**

Chris Cannon was present. The house is simple now, and the plan is to give it some form. The trim and windows will be white. No changes to the doors or shutters. The windows will have inside and outside grilles. The roof will be replaced. The deck rails will match those already in place. The dormer will blend in once the house is complete and the shingles age. Member Morrison voiced a preference for shed dormers instead of the doghouse dormer in the design. Vice Chair Wilkins said he prefers doghouse dormers.

No abutters present and no public comment.

There was a motion made by Vice Chair Wilkins to approve the application

The motion was seconded by Member Nicholls.

The motion was passed unanimously. 6-0-0. **APPROVED.**

Tabled Items

1. (From 9/13/21) **21-A137 Scott Witherell (Owner), Paul DeGray with Vision Solar LLC (Agent):** Install roof-mounted solar panels at **31 Eileen Street**

Vice Chair Wilkins made a motion to untable this item and was seconded by Member Morrison. Unanimous agreement to untable the item.

This item has been tabled multiple times; involves work done without permission, including from the Building Department.

No one present to represent this request.

Vice Chair Wilkins moved to table this item to the end of the meeting, and was seconded by Member Morrison. Unanimous agreement to table this item to the end of the meeting.

2. (From 10/12/21): **21-A146: Carolyn and Ralph Lidders (Owners), Solar Wolf Energy (Agent):** To install a 3.35kW roof-mounted solar array using 10 SPR 335W panels with built-in micro-inverters and a SMART meter at **3 Belvedere Terrace.**

Vice Chair Wilkins made a motion to untable this item, and was seconded by Member Nicholls. Unanimous agreement to untable.

Jereme Erlandson was present to represent Solar Wolf. He reported that if the Committee wanted the solar panels moved to the small roof on the left so they would be less visible, the homeowners agree to that plan. Vice Chair Wilkins noted the street is a less-traveled road. The proposed is a very small system on a dark roof. Member Morrison pointed out the panels would be visible from Center Street. Mr. Erlandson noted the panels would be minimally visible. Member Morrison requested that the neighbor be informed, and Member Argo pointed out that the abutters have been notified. Regarding a landscaping plan, Mr. Erlandson provided photos of the site in

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winter so the Committee can see the effect the tree coverage has on the visibility of the panels.

Member Nicolls made a motion to approve the request. The motion was seconded by Member Morrison.

The motion was passed 5-0-1, with Vice Chair Wilkins abstaining.

Vice Chair Wilkins made a motion to untable 21-A137, and was seconded by Member Morrison. Unanimous agreement to untable the item.

No one present to address 21-A137, so Vice Chair Wilkins made a motion to table the item, and was seconded by Member Morrison. Unanimous agreement to table this item until the next OKH meeting on January 24.

Officer Elections

Chair Gegenwarth noted that since this is the first meeting of the year of the OKH Committee, officers need to be elected for 2022. Vice Chair Wilkins nominated Richard Gegenwarth to serve as Chair for 2022, and was seconded by Member Morrison. The nomination was passed 5-0-1, with Member Argo abstaining.

Member Morrison nominated Vice Chair Wilkins to serve as Vice Chair for 2022, and was seconded by Member Nicholls. The nomination was passed 5-0-1, with Member Argo abstaining.

Other Business

On January 25, Chair Gegenwarth will be chairing the OKH Regional Commission as an appeal of new construction in Sandwich is heard. The Sandwich OKH Committee has approved the request, but a neighbor has appealed.

Chair Gegenwarth introduced new member Elizabeth Argo. Member Argo informed the Committee that she is a Cape Cod native, and that when she worked for the County she always enjoyed the drive along 6A due to its aesthetics and historical nature. She also provided some background on her work experience, her passion for renewable energy, and her work in the solar industry.

Chair Gegenwarth introduced new Alternate Member Cindy Ecker, who has a property management background and noted that historic integrity is important to her.

Vice Chair Wilkins said the OKH Committee doesn't engage in combat with the applicants who come before the Committee, and the intent is to always work with the applicants.

ADJOURNMENT

There was a motion made by Vice Chair Wilkins to adjourn the meeting.

The motion was seconded by Member Morrison.

On 2/14/2022, on a motion by Vice Chair Wilkins, seconded by Member Nicholls, the committee voted 5-0-0 to approve these minutes.

The motion was passed unanimously. Vote: 6-0-0. **ADJOURNED** at 8:35 PM

Richard Gegenwarth, Yarmouth OKH Historic District Committee

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