

TOWN OF YARMOUTH
OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE
MINUTES – Monday, January 13, 2020- Final

The Old King's Highway Committee met in the **Hearing Room** at **Yarmouth Town Hall, 1146 Route 28, South Yarmouth**. **Members Present:** Chairman (Architect/Contractor), Richard Gegenwarth; Vice Chair, Robert Wilkins; Members: Rosemary Nicholls and John Stuart; Alternates Dawn-Marie Flett and Paula Morrison. **Members Absent:** Member Jane Hildebrandt **Staff Present:** OKH Office Administrator, Beth Vozella

With a quorum present, the regular meeting convened at **7:15 P.M.**

Mr. Gegenwarth opened the meeting with a brief explanation of how the meeting is run and noted the 10-day appeal period. He also announced that Alternate Dawn-Marie Flett will be seated as a voting member in place of absent Member Jane Hildebrandt.

NEW ITEMS:

1. **20-A001: David Cappellucci (Owner);** installation of 6ft and 4ft sections of stockade fencing at **145 Pine St.** Owner David Cappellucci, present. Abutter David H. Swift 146 Pine St., present. Mr. Swift has no objection to the fence.

Motion:

Mr. Wilkins made a motion to accept the application as submitted. Ms. Nicholls seconded. Vote 5-0-0

2. **20-A002: Jane B Tatibouet Trustee of Barrows Group Atlantic Realty Trust (Owner), Alison Alessi, A3 Architects, Inc. (Agent);** new barn with solar panels at **147 Route 6A**. Owner Jane Tatibouet, her son Chartier Tatibouet and Agent Megan O'Reilly of A3 Architects, Inc., present. No abutters present. Ms. Tatibouet began by explaining her family's intentions for this and the adjacent property at 153 Route 6A (on which stands a cir1830 historic commercial building). Plans for 153 Rte. 6A are to renovate the building and open a high quality grocery store. To support the store, this application is for a proposed barn style structure to be used to support the business at 153 Rte. 6A with a residence on the second floor. Ms. Tatibouet also wants to assure the Committee that she and her family understand the historic importance of these properties and having previously done this type of major restoration a few times throughout Cape Cod, they know what they are getting into. They want this to be something very special for the town. Their hope is for all to go well with other boards and permissions so that this project can be underway in approximately one year from now. Mr. Wilkins stated that the Committee is very appreciative of the restoration of 153 Rte. 6A and moved the discussion to the 147 Rte. 6A application.

Mr. Stuart questioned the size and visibility of the proposed exhaust fan. Ms. O'Reilly pointed out that the proposed placement of the vent on the rear roof is such to minimize as much visibility from the street as possible. She further explained that Mr. Tatibouet wants to reach out to a kitchen supply store because he wants to use the smallest size vent as possible as he is very vigilant of the exterior esthetics. Committee agreed that it would hardly be visible at all from the street, given that the barn is situated so far back on the property.

Motion:

Ms. Nicholls made a motion to accept the application as submitted. Ms. Flett seconded. Vote 5-0-0

3. **20-A003: Sarah Hinckley (Owner);** renovations to an old barn to include: replacing all existing shingles & windows and adding one new window at **29 Summer St.** Owner Sarah Hinckley, present. No abutters present. Mr. Stuart asked why the hay door was being removed. Ms. Hinckley explained that her builder suggested that it is was more economical in the long run to remove it and re-shingle. Mr. Stuart said that this is a beautiful barn and in his opinion, he would like to see the hay door remain as many old barns have hay doors. Mr. Wilkins observed that the window and the hay door juxtapose vertically which is unusual and wondered if one predates the other. Ms. Hinckley did not have information regarding that. Mr. Stuart suspects that the window came after the door. Mr. Wilkins stated that regardless of which came first, the window vs the door, esthetically he feels that the proposed plans are appropriate.

Motion:

Mr. Wilkins made a motion to accept the application as submitted. Ms. Flett seconded. Vote 5-0-0

4. **20-A004: Joyce Bearse (Current Owner), Ralph & Dawn Labriola (Potential Buyers), Robert Dunphy (Agent);** new SF home with attached 2 car garage at **26 Minden Ln.** Owner Ralph Labriola, and Agent Robert Dunphy, present. Abutters present: Anthony Panebianco, 7 Minden Lane; Paul Lewis, 25 Minden Lane and Dwain Dadoly, 30 Tranquil Trail. Mr. Panebianco said that he does not have any comments or concerns at this time and that he was here to meet the builder to start conversation on a matter that does not fall under the OKH Committee's purview. Mr. Labriola explained that he and his wife tried to design

this house in a size and esthetic that fits in with the neighborhood and the broader area of Route 6A. Abutter Mr. Lewis expressed that his only concern is the maintenance of Minden Lane which is an unpaved privately owned road. He is mainly concerned about maintaining its condition (which isn't in the best condition as it is) during lot clearance and construction. The Committee informed Mr. Lewis that this is not an issue to be addressed with the OKH Committee. Abutter Mr. Dadoly expressed his concern about the amount of clearing that will be allowed along his lot line. He asked Mr. Labriola if he was planning to clear the lot or is he intending on keeping some of the pines. Mr. Labriola said that it is their intent to leave as much of a boarder where they can, but will clear what is needed for construction and septic. He added that there are a lot of deciduous trees on the property that they would like to keep as well as possibly planting some Green Giant evergreens.

Motion:

Mr. Stuart made a motion to accept the application as submitted. Ms. Nicholls seconded. Vote 5-0-0

5. **20-A005: Susan & Donald Koelsch (Owners), Bill Croston (Agent);** construct a 28 x 32 garage/workshop at **8 Old Church St.** Agent Bill Croston, present. No abutters present. Mr. Croston explained that the garage will be taking the place of an existing shed and that the garage door side of the garage will be facing the gas station on Route 6A. The Committee voiced concern about the size of the proposed garage which would be acceptable for a barn, but not for a garage. It was suggested to scale down the size of the garage door and make it a design that will blend better with the house and the neighborhood. Mr. Croston told the Committee that this house has been in the homeowner's family for over 150 years and they want to be sure that this barn/garage looks like it belongs in the neighborhood so he welcomes any suggestions the Committee may have. The Committee suggested removing the 16 lite transom, reducing the size of the door and changing it to a carriage style. However, reducing the size of the door would make this side of the garage look enormous, so they suggested flanking the carriage door with 6/6 double hung windows matching the gable window above. Mr. Croston, said that he believes the owners would not object to any of these suggestions.

Motion:

Mr. Wilkins motioned to accept the application with the following amendments: 1) Reduce garage door to approx. 16 x 8 with addition of carriage style hardware. 2) Eliminate 16 lite transom. 3) Flank door with 6/6 double hung windows matching the gable window above. Mr. Stuart seconded. Vote 5-0-0

6. **20-A006: Lawrence & Nancy Venezia (Owners), George Davis Inc. (Agent);** 6 x 14 addition at **23 Elmcroft Way.** Agent George Davis, present. No abutters present.

Motion:

Ms. Nicholls made a motion to accept the application as submitted. Mr. Wilkins seconded. Vote 5-0-0

7. **20-A007: Justina & Trevor Freel (Owners);** change color of doors & shutters at **447 Route 6A.** Owners Justina & Trevor Freel present. No abutters present.

Motion:

Mr. Wilkins made a motion to accept the application as submitted. Mr. Stuart seconded. Vote 5-0-0

CONTINUED ITEMS: None

MINUTES:

- November 25, 2019

Motion:

Mr. Stuart made a motion to table approval of these minutes to the next meeting. Mr. Wilkins seconded. Vote 5-0-0

- December 9, 2019

Motion:

Mr. Wilkins made a motion to table approval of these minutes to the next meeting. Ms. Flett seconded. Vote 5-0-0

OTHER BUSINESS: None

NEXT MEETING: Monday, January 27, 2020

ADJOURN

Motion:

Mr. Wilkins made a motion to adjourn. Ms. Flett seconded. Vote 5-0-0 **ADJOURNED 8:30pm**

Respectfully submitted by: Beth Vozella, OKH Office Administrator
(Meeting Materials: Agenda, Application Packets w/Supporting Materials)

YARMOUTH TOWN CLERK
'20FEB11AM9:27 REC

Approved: 2/10/2020 Vote 4-0-0