

Town of Brewster
Historic District Committee

2198 Main Street
Brewster, MA 02631
508-896-3701 Ext. 119
508-896-8089 Fax
www.town.brewster.ma.us

Minutes of Public Hearing
Monday, June 22, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Roy Robinson, John Halvorson (Chairman), Patricia Busch, Brian Warburton, Michelle Tero (Secretary).

H-6-09-71

Town of Brewster/Cape Cod Museum of Natural History
0 Main Street, Map 20 Lots 27 and 41

Chris Miller, Brewster's Director of Natural Resources, represented both the town and Cape Cod Museum of Natural History. The town will be replacing a culvert under Main Street and they will be replacing walkways and trail signs. Roy Robinson moved to approve as presented. Brian Warburton seconded. All voted in favor.

H-6-09-72

Sweet Journey LLC (Susan Biernat), 940 Satucket Road, Map 36 Lot 26-1

Sara Jane Porter, architect, accompanied Susan Biernat for the application hearing. Mrs. Biernat would like to make various alterations to the garage located on this property including replacing trim, windows, shingles, etc. Brian Warburton moved to approve. Patricia Busch seconded. All voted in favor.

S-6-09-78

Town of Brewster / Brewster Conservation Trust / Commonwealth of Massachusetts
0 Main Street, Map 21 Lot 10

Chris Miller, Brewster's Director of Natural Resources, presented plans for a conservation sign which will be placed on this property. Preliminary approval is required prior to grant approval. The committee suggested that the sign contain reference to the fact that the Community Preservation Committee is contributing money towards the purchase of the land. Brian Warburton moved to approve. Roy Robinson seconded. All voted in favor.

H-6-09-79

Francis Guiliano, 3038 & 3044 Main Street, Map 13 Lot 34-2

Mr. Guiliano attended the meeting along with his contractor, Legare Cuyler. Mr. Guiliano would like to develop a garden center which would include a retail barn, offices and greenhouses. The committee asked Mr. Cuyler to supply a sample of the "Essex Green" color as well as landscape plans. The committee also questioned whether or not the front parking would be allowed. Brian Warburton moved to approve the barn and greenhouses and not the parking or location of the parking. Roy Robinson seconded. All voted in favor.

H-6-09-80

Tom & Patricia Kennedy, 255 Long Pond Road, Map 26 Lot 1

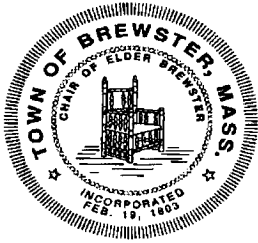
Jamie McGrath of Pine Harbor Wood Products presented plans for a 10 x 14 storage building/chicken coop. All details will match the main house. Roy Robinson moved to approve as presented. Brian Warburton seconded. All voted in favor.

* * *

In other business the committee voted to accept the June 1, 2009 meeting minutes.

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Minutes of Public Hearing
Monday, December 21, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Bob Evans, **Commodore** Brian Warburton, John Halvorson (Chairman), Larry Houghton and Michelle Tero (Secretary).

H-12-09-159

Thomas Grimes, 130 Hillbourne Terrace, Map 9 Lot 18-19

Thomas Grimes and Kevin Kieler of Brady Built Sunrooms appeared before the committee to discuss the proposed sunroom addition. The original house plans were approved in 1994. The sunroom is pre-built off site and lowered into place by a crane. The exterior is secured by extruded aluminum. The chairman read from the Old Kings Highway Regional Historic District Bulletin regarding the intent/purpose of the Historic District Committee. After a lengthy discussion Bob Evans moved (1) to continue hearing the application until the January 25, 2010 meeting and (2) to conduct a site review to determine if the addition can be seen in the back or if an exemption applies and (3) to have color chips provided. Brian Warburton seconded. All voted in favor. The date for the site review will be determined by the committee based on weather conditions.

S-12-09-162

Robert & Pat Rabin (Owners) / Wayne Roberts (Tenant), 2421 Main Street, Map 15 Lot 75

Though Wayne Roberts did not appear, the committee elected to review the application for a new sign. Brian Warburton moved to approve with the following stipulations: (a) the correct size will be determined by the Building/Zoning Commissioner and (b) only one dangle which says "Open" or "Closed" will be allowed. Larry Houghton seconded. All voted in favor.

H-12-09-163

Barbara Hoar, 27 Leona Terrace, Map 26 Lot 76-3

The committee decided to review the application for Barbara Hoar even though the contractor, Don Ziegler, failed to attend. The applicant would like to "bump out" a first floor bathroom with a 5' x 10' addition. There will not be any windows in the addition. Brian Warburton moved to approve with the conditions that all details (trim, roof, sidewall, etc.) match the existing house and only a flat skylight will be installed. Larry Houghton seconded. All voted in favor.

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In other business:

- The December 7, 2009 minutes were approved.
- There will not be a meeting on January 4, 2010 as no applications were received.

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Minutes of Public Hearing
Monday, December 7, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Larry Houghton, John Halvorson (Chairman), Brian Warburton, Bob Evans and Michelle Tero (Secretary).

S-12-09-153

Town of Brewster (Council on Aging), 1673 Main Street, Map 24 Lot 14

Denise Rego, Director for the Council on Aging, presented plans for a new sign in front of their building. Brian Warburton moved to approve as presented. Bob Evans seconded. All voted in favor.

H-12-09-154

Bette Murdock, 143 Ellis Landing Road, Map 7 Lot 59

Mrs. Bette Murdock and her son, Scott (who will be doing the construction), appeared before the committee to discuss plans for replacement windows and house updates. The stain for the house will be a dark brown and the trim will be red. The committee requested that the applicant provide a color sample (subsequently received). The windows will have factory applied grilles to match the existing windows. Brian Warburton moved to approve conditioned upon receiving the trim and paint color. Larry Houghton seconded. All voted in favor.

H-12-09-155

Cape Cod Museum of Natural History, 869 Main Street, Map 20 Lot 6

Roy Smith represented the Cape Cod Museum of Natural History and was accompanied by Steve Salley who was the architect for the proposed addition. All details will match the existing structure including the windows. The foundation section was amended from "concrete piers" to "eight inch concrete foundation". Larry Houghton moved to approve as amended. Brian Warburton seconded. All voted in favor.

H-12-09-156

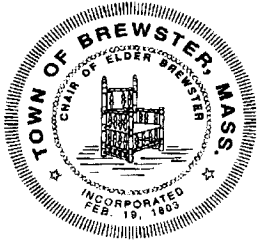
Donna Robinson, 404 Harwich Road, Map 26 Lot 54-3

Paul Shanahan, contractor for Donna Robinson, presented plans for two dormers over the garage in the front of the house. All details will match the existing house. Bob Evans moved to approve as presented. Larry Houghton seconded. All voted in favor.

* * *

11:20 12/07/09

In other business the November 9, 2009 and November 23, 2009 minutes were accepted.



Town of Brewster
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Minutes of Public Hearing
Monday, October 5, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Patricia McLoud, Larry Houghton, Brian Warburton (Acting Chairman), Patricia Busch, Michelle Tero (Secretary).

H-10-09-117

Kenneth Levin, 96 Run Hill Road, Map 36 Lot 12-3

Mr. Levin's contractor, Stephen Salley, appeared before the committee to discuss the application for an addition with a flat roof (to replace the deck) on the walkout basement level. Patricia McLoud moved to approve as presented. Patricia Busch seconded. All voted in favor.

H-10-09-118

Laura Tarulli, 37 Tower Hill Circle, Map 26 Lot 1-2

Scott Eldridge represented his wife, Laura Tarulli, and presented plans for a 16' x 22' shed. All details will match the existing house. The size of the trim was also amended. Windows will be six over six with true divided light. Garage and door brochures need to be provided. Patricia Busch moved to approve as amended. Patricia McLoud seconded. All voted in favor.

H-10-09-119

Jerry & Pam McEleney, 40 Robert Road, Map 7 Lot 130

Mr. & Mrs. McEleney were represented by Tom Moore (Thomas A. Moore Design Co.). Applicants were seeking approval for an addition with all details to match the existing house. Larry Houghton moved to approve as presented. Patricia Busch seconded. All voted in favor.

H-10-09-120

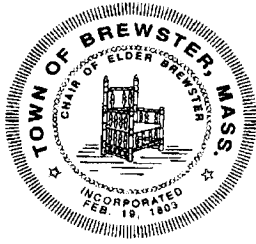
Peter & Diane Place, 189 Ellis Landing Road, Map 7 Lot 17-2

Mr. & Mrs. Place were represented by Tom Moore. They were seeking approval to rebuild a portion of the existing house and add a second floor over the rebuilt section. Window stud pockets will only be required in the new portion of the home. Larry Houghton moved to approve as amended. Patricia McLoud seconded. All voted in favor.

* * *

In other business the September 21, 2009 minutes were approved. The next scheduled meeting is Monday, November 9th.

51:00 21 NOV 09



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Historic District Committee

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Minutes of Public Hearing
Monday, November 9, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Larry Houghton, Brian Warburton, John Halvorson (Chairman), Patricia Busch, Bob Evans and Michelle Tero (Secretary).

H-11-09-136

Kenneth & Marion Connelly, 288 Millstone Road, Map 28 Lot 21

Ken Connelly discussed his plans to replace windows, roof and siding as well as the deck, front porch addition and small dormer addition. Siding on the application was changed to "cedar shingles" and decking was amended to read "Trademark" as the railing assembly. Though the dormer was not on the original application, the committee added it and noted that all details were to match the existing house. Also, stud pockets would be required for replacement of the bow window. Larry Houghton moved to approve as amended. Brian Warburton seconded. All voted in favor.

H-11-09-137

Don Arthur, 1554 Main Street, Map 24 Lot 24-1

Dr. Arthur and his contractor, Tom Turcketta, requested that the garage on the property be sided with clapboard as opposed to shingles. The committee decided to hold a site review of the garage in question. Dr. Arthur also wanted vertical siding in the vestibule portion of the garage and new doors. Brian Warburton moved to approve the application contingent upon the site review and that the doors would be painted white with hinges to match and the clapboards would be gray (color to be provided). Bob Evans seconded. All voted in favor. (The site review was held on Tuesday, November 10th and the committee agreed to allow the clapboards, etc.)

S-11-09-138

The 2452 Main Street LLC, 2450 Main Street, Map 15 Lot 125-14

Jane Remy and sign maker Joe Rees of Cape Craft Signs reviewed their proposal for a new sign at 2452 Main Street. The color will match the gray siding of the building and will be surrounded by white. Patricia Busch moved to approve. Brian Warburton seconded. All voted in favor.

H-11-09-139

David & Mary Scheer, 51 Alden Drive, Map 24 Lot 4

David Scheer appeared before the committee and presented plans for a 6 foot cedar fence along a portion of his property line as well as for a gazebo. All details will match the existing house (same pitch, etc.). Patricia Busch moved to approve. Brian Warburton seconded. All voted in favor.

Brewster Historic District Committee / Minutes of November 9, 2009 Meeting

H-11-09-140

Louise Kelly, 62 Weathervanes Way, Map 12 Lot 3

Because the contractor, Steve Allard, was unable to attend the meeting, Steve's assistant Kathy Savarese appeared in his place. Louise Kelly would like to add two bedrooms, bathroom, and dining room and extend the screen porch. While all details will match the existing house, the application was amended to include factory applied grilles on the windows. The committee also requested a new set of plans showing the deck railing (new plans were supplied). Brian Warburton moved to approve as amended. Patricia Busch seconded. All voted in favor.

H-11-09-141

Town of Brewster (Eddy School), 2298 Main Street, Map 16 Lot 80-1

Doug Pyne, Project Manager for Alteris Renewables, presented plans for solar panel installation on the Eddy Elementary School. Patricia Busch moved to approve as presented. Brian Warburton seconded. All voted in favor.

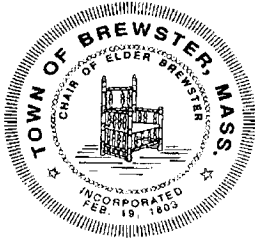
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In other business:

- The October 5, 2009 minutes were approved.
- Patricia Busch motioned to adjourn with Larry Houghton seconding.
- Following adjournment an informal discussion was held with Dr. Don Arthur of 1554 Main Street who was seeking committee input for possible alterations on his property.

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Minutes of Public Hearing
Monday, August 17, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Larry Houghton, John Halvorson (Chairman), Patricia Busch, Brian Warburton and Michelle Tero (secretary).

H-8-09-99

Jason & Nicole Merriman, 692 Tubman Road, Map 26 Lot 108

CONTINUED FROM PREVIOUS HEARING. Both Jason and Nicole Merriman appeared at the continued hearing on their proposed single family dwelling. As requested at the previous meeting, they provided:

- Trim size including cornerboards, casing, rakes, etc.
- Side profile of fascia, rakes, soffett
- Window brochure
- Garage Door Brochure
- Trim Paint Color
- Stain Color
- Completed Landscape Plan indicating where grass is located

Patricia Busch moved to approve. Brian Warburton seconded. All voted in favor.

H-8-09-105

Donna Robinson, 404 Harwich Road, Map 26 Lot 54-3

Ms. Robinson was accompanied by her contractor, Paul Shanahan. They presented plans for a 16 x 32 sunroom where all details will match the house. Though the original plans called for sliding windows, the application was amended to show double hung windows. Mr. Shanahan was asked to provide a window brochure. Brian Warburton moved to approve as amended. Patricia Busch seconded. All voted in favor.

* * *

In other business:

- Terry Halvorson, as a member of the Chamber of Commerce, attended the meeting to discuss the various town sign issues. Mrs. Halvorson presented pictures of signs taken from East to West Brewster including Underpass Road. The discussion centered on sandwich board signs which are specifically denied under Brewster Zoning Bylaws. The Planning Board is currently looking to introduce zoning bylaw changes regarding sandwich board signs. The committee stressed that plastic signs would not be allowed in the Historic District.
- The August 3, 2009 minutes were approved.
- There will not be a meeting on August 31, 2009 as no applications were received.

58-001 2009
CW



Town of Brewster
Historic District Committee

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Minutes of Public Hearing
Monday, July 20, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were Patricia McCloud, Larry Houghton, John Halvorson (Chairman), Brian Warburton, Michelle Tero (Secretary).

H-7-09-84

Town of Brewster, Stony Brook and Satucket Roads

Continued from Previous Hearing. Those in attendance from Town Departments included Town Administrator Charlie Sumner, Police Chief Koch, DPW Superintendent Bob Bersin and Dana Condit. As requested by the committee at the previous hearing, the elevations for the proposed town project at the Stony Brook mill site were provided to the committee. There was a brief discussion regarding the tree on the island which will be altered. Also, the committee was assured that the red color in the new crosswalk resin will not bleed. Larry Houghton moved to approve. Patricia McCloud seconded. All voted in favor with the exception of Brian Warburton who abstained from voting.

H-7-09-88

Thomas & Camille Riconda, 770 Stony Brook Road, Map 22 Lot 91-4

The Certificate of Appropriateness was for a structure which would have been placed where the barn currently stands. The request to demolish the barn was previously denied for several reasons as outlined in the Old King's Highway Regional Historic District Commission Bulletin (October 2008). Section 6 states that "No building, structure or any part thereof within the District...shall be demolished or removed unless and until an application for a permit to demolish or remove the same unless and until and application for a permit to demolish or remove shall have been filed with the Committee". Section 10 (b) states that "the Committee may refuse a permit for the demolition or removal of any building or structure of architectural or historic interest, the removal of which in the opinion of the Committee would be detrimental to the public interest". Section 10 (c) further states "...In passing upon appropriateness, the Committee shall consider, among other things, the historical value and significance of the building or structure..." Steven Finch, contractor, further discussed with the committee any possibilities for the barn. He indicated that the Ricondas would probably hire a structural engineer to evaluate the property and possibly appeal the decision to deny demolition. Brian Warburton moved to continue hearing this application. Larry Houghton seconded. All voted in favor.

Brewster Historic District Committee / Minutes of July 20, 2009 Meeting

S-7-09-89

Patricia Abraham, 688 Main Street, Map 22 Lot 30

Ms. Abraham submitted her sign design for "The Main Street BarnStop". Brian Warburton moved to approve as presented. Patricia McLoud seconded. All voted in favor.

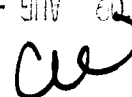
H-7-09-90

Patricia Abraham, 688 Main Street, Map 22 Lot 30

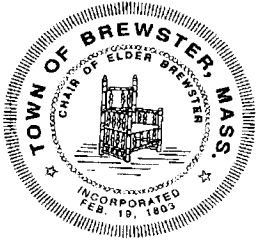
Ms. Abraham submitted an application to place a pergola/trellis on her property. The design she was considering was not appropriate for the colonial structure on her property according to the committee and she was asked to consider another design. Brian Warburton moved to continue hearing the application. Patricia McLoud seconded. All voted in favor.

In other business the June 22, 2009 meeting minutes were approved.

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Patricia McLoud



Town of Brewster
Historic District Committee

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Minutes of Public Hearing
Monday, July 6, 2009

The Brewster Old King's Highway Regional Historic District Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended December 24, 1975, came to order at 7:30 pm in the Brewster Town Hall. Committee members present were John Halvorson (Chairman), Larry Houghton, Brian Warburton, Patricia McLoud and Patricia Busch. Minutes were taken by Larry Houghton.

H-7-09-84

Town of Brewster, Stony Brook and Satucket Roads

The Town of Brewster submitted a Certificate of Appropriateness for road redesign and alterations to the Stony Brook Mill site including retaining wall, stone wall and crosswalk. John Halvorson verbally reviewed the information packet provided by Chief Koch and laid it out for those interested to review. Peter Johnson of the Conservation Trust asked to be recognized and confirmed that his organization was in favor of the work to be done in and around the old mill site. Dana Condit described the rework of the intersection, the parking lot and moving the crosswork so it doesn't exit into the parking area. Robert Bersin, DPW Superintendent, talked about handicapped access. There will be a ramp at the parking area. Dana talked about handicap access for the mill. They will use brick, not wood or cement, for the ramps. They are not going to try and make the whole side handicap accessible but it will be a start.

Robert Bersin was asked about timing of the project and admitted that plans were not completely drawn yet. They could start this fall. It will not be done in summer and conservation prohibits it being done in the spring. Elbert Ulshoeffter spoke in opposition to the project and brought up the recent cutting of "the tree" by N-Star. He had before and after photos and there was much discussion of topic. He made only one request for the record, conceding that we would approve the project, and that was that the work be documented for historical archival. Photos should be taken of the site as it is (time/date stamped) and after the work is complete and those photos be preserved in the public historical record.

John Howard asked about the parking situation on Stony Brook to Run Hill Road. Dana advised that granite curbing (old curbing / old materials were to be used wherever possible) was to be put along Stony Brook and a grass walk area maintained along the road so people could park on Run Hill and walk safely back to the mill. This would also preserve the existing stone wall, Dana thought, but again no formal plan has been reviewed that he knew of.

There was much discussion about the stone walls on the property. It was agreed that it was difficult to tell what the plan was on such small drawings. The committee wanted to know who was going to rebuild the walls, exactly where they would run in relation to existing walls, what existing walls would be affected and if "one and two man stones" would be used. At this point

Brewster Historic District Committee / Minutes of July 6, 2009 Meeting

Larry asked what was expected of the committee at this meeting. Dana said he was not sure, that the Mill Site Committee did not request the hearing but was there as an interested party and to provide information. Note: Both Chief Koch and Robert Bersin had left the hearing some time before.


Brian Warburton moved to continue the hearing until the committee is presented with a proper set of plans including a landscape plan showing the position and preservation of the existing stone walls. Larry Houghton seconded. All voted in favor.

D-7-09-85

Thomas & Camille Riconda, 770 Stony Brook Road, Map 22 Lot 91-4

Mr. and Mrs. Riconda were represented by Steven Finch, contractor, who answered questions from the committee about the barn. Discussion centered on its historical nature. It was built in the 1800's as a carriage barn. The walls/foundation is part of an original stone wall that extends outward from each side of the building. John advised him that it was against state statute to remove, destroy, or replace an historic stone wall. Brian Warburton moved to deny the application. Patricia Busch seconded. All voted in favor.

67-09-85-91V GO.



7/6/09