



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: January 13, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Alternate Robert Waldo

Convened: 7:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, January 13, 2010 at 7:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of December 9, 2009 – Chairman Lomenzo delayed approving the minutes because of an adjustment he requested regarding the application from Jon Moulding.
- 1. **Jeffrey S. Deck** – Relocation of a shed at 107 Sesuit Neck Road, East Dennis (M392-8). Jeffrey Deck was present for the application. Tom Saltonstall, 61 Seaside Avenue and Seth Crowell, 128 Sesuit Neck Road were present to voice their support for Mr. Deck. Commissioner Barber stated that he would like to see the shed not be painted and for it to weather naturally. All the committee members were in agreement with the proposed shed relocation. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 2. **Hunter Pollock** – Alterations (siding, windows, doors, trim & shed roof over basement door) at 196 Off South Street, East Dennis (M426-1). John Chapman was present for the application. No abutters were present. Commissioner Ciambriello asked that the smooth side of the Hardi board be used. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
- 3. **Ken & Roseanne Smith, d/b/a Prothesia's** – sign at 821 Main Street, Dennis (M352-17). Roseann Smith was present for the application. No abutters were present. Mrs. Smith explained that the sign has been approved by the committee and now the sign is being relocated. All the committee members were in agreement with the proposed relocation. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
- 4. **Emma Egidio** – Painting at 49 Cyprus Road, South Dennis (M178-35). Emma Egidio was present for the application. No abutters were present. Commissioner Barber did not feel the new house color was an acceptable color. Commissioner Crowell noted that others colors in the neighborhood are more traditional. Commissioner Ciambriello suggested that Ms. Egidio choose a more appropriate color. Ms. Egidio took the color charts and eventually settled on changing her house color to Newburyport Blue. Bill Bohlin motioned to accept application as amended seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 5. **Jean O'Leary** – Alterations (siding & re-roofing) at 64 Old Hills Road, Dennis (M331-42). Brad Sprinkle was present for the application. All the committee members were in agreement with the

proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

6. **Evan Golfomitsos (formerly Three Beaches)** – Alterations (remodel open patio) at 1381 Route 134, East Dennis (M378-21). Frank Ciambriello stepped out for the application. Randy Hughes (builder) and Evan Golfomitsos were present for the application. Bill Bohlin felt the front had a lot of windows, but did like the window changes to the gable end. Chairman Lomenzo asked if the windows in the gable could be a bit larger. Commissioner Barber suggested adding another double hung window and keeping the ‘flankers’. Mr. Golfomitsos agreed to the change as well. Josh Crowell motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.** (Commissioner Ciambriello returned to the meeting.)
7. **Joseph Boyle & Susan Phillips** – Addition at 71 Quivet Drive, East Dennis (M362-51). Thomas Moore was present for the application. No abutters were present. Mr. Moore explained the proposed addition to the committee. Commissioner Ciambriello questioned the overall dimensions and mentioned the plot plan was incorrect. He asked Mr. Moore to submit a re-drawn plan. All the committee members were in agreement with the proposed addition. Frank Ciambriello motioned to accept the application with a new plot plan submitted within 7 – 10 days of this meeting seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
8. **Town of Dennis/Habitat for Humanity of Cape Cod** – Single Family Home at 3 Hemlock Lane, South Dennis (M175-1). Don Dickerson & Vickie Goldsmith were present for the application. Mr. Dickerson explained the project to the committee. No abutters were present. Commissioner Ciambriello expressed his concern with the size of the house and doesn’t feel it fits into the neighborhood. Commissioner Barber was also concerned with the size of the house and the 18” of exposed foundation. Commissioner Crowell stated that he would like to see a second window to the right of the door. Chairman Lomenzo felt the front elevation design is not appropriate. He suggested that the door should be centered, a second window should be added and there should be grills in all the windows. Mr. Dickerson told the committee he is limited on the size of the house because of the ground water table. The concrete foundation will only have 12” exposed. The windows will all have grills added; the casement and awning window may not come with grills. The front window is centered in the room and it would be difficult to add a second window based on the floor plan. He did feel it would be easier to center the front door rather than move or add a window. Commissioner Ciambriello still felt a one bedroom house is still too small where the neighborhood consists mostly of two bedroom homes. Commissioner Barber suggested making the house appear larger by adding a “false” second floor and adding 2 gable windows. Ms. Goldsmith explained to the committee why the project is the proposed size and appearance. Bill Bohlin motioned to accept the application as amended (centering the front door and adding grills to the windows) seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1.** (Ciambriello against.)
9. **James Trocci** – Re-roof at 130 Nobscusset Road, Dennis (M349-25). According to an audience member, the contractor for this application was called out for an emergency. The committee chose to review the application, and all were in agreement with the proposed color for the re-roof. Josh Crowell motioned to accept the application as presented with the applicant signing the Statement of Understanding at the historic office seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
10. **Ed Rogers** – Addition & Alterations (relocate deck) at 14 Eagle Drive, East Dennis (M264-45). Eric Oman was present for the application. No abutters were present. Commissioner Crowell felt there is a large amount of glass on the rear and side of the bump out. The remaining committee members were in agreement with the proposed addition and alterations. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-1.** (Crowell against.)
11. **Neal Fowler** – Alterations (windows, sliders and siding) at 21 Rodolph’s Way, Dennis (M323-13). Neal Fowler was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
12. **John & Janet Burrell** – Single Family Home at 42 Dr. Stanton Road, Dennis (M334-93). Jim Hagerty was present for the application. No abutters were present. Commissioner Ciambriello felt the dormers are too small and should be a little larger and if possible maybe shutters could

be added to the dormers. Commissioner Barber questioned the tory chimney and the round window on the the rear of the house. Mr. Hagerty said the chimney would resemble a plaster chimney. Commissioners Bohlin and Crowell agreed too that the dormers should be larger. Chairman Lomenzo has issue with the garage doors being too visible. Mr. Hagerty explained that the dormers could not be taller, but they could be wider, possibly increasing them from 3' wide to 4' wide. He also expressed his reasons for the garage doors facing the road. Chairman Lomenzo felt the forward facing garage doors and the dormers are inappropriate. There some discussion between Mr. Hagerty and the committee about how to fit the house on the lot and how to disguise the garage doors. Mr. Hagerty explained his changes to the committee. He pulled the dormers forward and enlarged them to four feet wide. He also added to double hung windows to the front elevation and moved the garage doors to the right side elevation.

APPLICATION APPROVED; VOTE 4-1. (Crowell against)

13. **Steven & Anne Dodge** – Demolition of a single family home at 56 Old Town Lane, East Dennis (M407-15). There was no one present to represent the application. Bill Bohlin motioned to continue the application until January 27, 2010 seconded by Gary Barber. **APPLICATION CONTINUED; VOTE 4-1** (Ciambriello against). Bill Bohlin amended the motion to include that the form to continue has to be signed by January 22, 2010 or the application will be denied seconded by Gary Barber. **APPLICATION CONTINUED; VOTE 4-1.** (Ciambriello against).
14. **Donna Richman** – Alterations (replace second floor deck) at 1 Roads End, Dennis (M385-30). Robert Graves was present for the application. Mr. Graves brought ¼" elevation drawings with him. All the committee members were in agreement with the deck alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

Continued applications, exemptions and other business:

1. **Gladys Kearney** – Alteration (skylight on rear of house) at 13 Barry Lane, South Dennis (M187-26). Ed Goggin was present for the application. No abutters were present. Mr. Goggin brought a site plan to show the orientation of the house on the lot. Commissioner Bohlin felt the skylight would be very visible from Old Bass River Road. Commissioner Crowell thought the skylight would be acceptable because of the distance from the road. Commissioner Barber thought there should be an elevation drawing showing the skylight. Chairman Lomenzo suggested simulating where the skylight will be on the roof with a piece of cardboard or plywood. Mr. Goggin said he would do that and notify the office so the committee members would be able to drive by and look at it. Bill Bohlin motioned to continue the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
 2. **Jon Moulding** – Relocation of existing fence at 126 Greenland Circle, East Dennis (M317-6). Josh Crowell motioned to allow the applicant to continue his application until January 27, 2010 seconded by Gary Barber. **APPLICATION CONTINUED: VOTE 5-0.**
- The committee has scheduled a workshop to held on Wednesday, January 27, 2010 at 12:00 in the small downstairs conference room at Town Hall.
 - Bill Bohlin motioned to adjourn the meeting at 9:25 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



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MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: December 14, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, December 14, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- 1. Frederick Cooke** – Alterations (vinyl siding) at 1554 Main Street (Route 6A), East Dennis (M378-1). A completed application for a Certificate of Appropriateness was received on October 28, 2011. The documents are available for review in the Building Department. Randall Henderson was present for the application. No abutters were present. Commissioner Barber confirmed the color choice was grey, because the sample provided was a light brown. Mr. Henderson said it would be grey. Commissioner Bohlin feels the house should be sided in white cedar shingles. Commissioner Crowell agreed; he feels because the age of the house it should not be sided in vinyl. Commissioner Ciambriello did not understand why vinyl is allowed on some houses, why not this one. Chairman Lomenzo feels because the house is close to the road, the vinyl siding is not appropriate. He also felt Mr. Henderson needs appropriate samples so they committee can she the proper color choice. He also thought the front should probably be sided with white cedar shingles and put the vinyl on the remaining three sides. Commissioner Barber also thought a full sized panel would be best to help make a decision. Peter Lomenzo motioned to allow the applicant to continue his application until the January 11, 2012 meeting seconded by Bill Bohlin. **APPLICATION CONTINUED; VOTE 5-0.**
- 2. Douglas Wittmer** – Alterations (replace picture window with three double hungs) at 36 Compass Lane, Dennis (M334-39). A completed application for a Certificate of Appropriateness was received on November 9, 2011. The documents are available for review in the Building Department. Douglas Wittmer was present for the application. No abutters were present. All the committee members were in agreement with the proposed window changes. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
- 3. Sandra Tatsuno** – Alterations (new granite steps) at 32 New Boston Road, Dennis (M329-11). A completed application for a Certificate of Appropriateness was received on November 10, 2011. The documents are available for review in the Building Department. No one was present for the application. No abutters were present. All the committee members were in agreement with the proposed new granite steps. Chairman Lomenzo just asked to have the applicant sign the yellow form before they get their copy of the Certificate of Appropriateness. **APPLICATION APPROVED; VOTE 5-0.**
- 4. Jon Moulding** – Alterations (relocation of an existing fence; extension of an existing wood fence) and Accessory Structure (greenhouse) at 126 Greenland Circle, East Dennis (M317-6). A completed

application for a Certificate of Appropriateness was received on November 14, 2011. The documents are available for review in the Building Department. Jon Moulding was present for the application. No abutters were present. Mr. Moulding reminded the committee that he was returning to relocated this fence that was applied for 2 years ago. All the committee were in agreement with the relocation of the existing fence and the greenhouse. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

5. **Brett Stone** – Solar Panels on south facing roof at 43 Hazelwood Road, South Dennis (M212-53). A completed application for a Certificate of Appropriateness was received on November 14, 2011. The documents are available for review in the Building Department. The committee decided that this application qualified as a solar panel exemption, and it was approved that way. Bill Bohlin motioned to allow this application to be approved as an exemption seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
6. **Catherine Lopes** – Alterations (vinyl siding) at 10 Captain Prestons Road, Dennis (M224-22). A completed application for a Certificate of Appropriateness was received on November 15, 2011. The documents are available for review in the Building Department. [REDACTED] was present for the application. No abutters were present. All the committee members were in agreement with the proposed vinyl siding. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0-1** (Ciambriello abstained.)
7. **Eugene Sheridan & Carmen Turco** – Accessory Structure (shed) at 3 Meadow Lane, Dennis (M303-22). A completed application for a Certificate of Appropriateness was received on November 16, 2011. The documents are available for review in the Building Department. Mr. Sheridan and Ms. Turco were present for the application. No abutters were present. All the committee members were in agreement with the proposed shed. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
8. **Dale & Christine Williams** – Alterations (new dormers, windows, doors, siding, trim, roof, rear deck, front entryway & removal of 2 chimneys) at 949 Route 6A, Dennis (M372-8). A completed application for a Certificate of Appropriateness was received on November 17, 2011. The documents are available for review in the Building Department. Fred Ambrose was present for the application. No abutters were present. Chairman Lomenzo stepped out for the application. Commissioner Barber asked if the roof was being removed to add the new dormers. Mr. Ambrose stated it was. Commissioner Barber asked that a note should be made to the application for the modification. All the committee members were in agreement with the proposed alterations. Gary Barber motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.** Lomenzo returned.
9. **James & Karen Goode** – Single Family Home at 1447 Route 6A, East Dennis (M377-9). A completed application for a Certificate of Appropriateness was received on November 17, 2011. The documents are available for review in the Building Department. Karen Goode was present for the application. No abutters were present. Commissioner Bohlin felt the columns and the half round window made the front elevation look busy and expressed a concern that the skylights may be visible. Mrs. Goode stated the house is about 500 feet off the road and does not feel they will be visible. Chairman Lomenzo also expressed concern for the columns and feels the large corner trim makes the front look busy. There was some discussion regarding the large corner trim and the size of the house. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
10. **Jeff Parsons** – Addition (2 Car Garage & covered porch) at 18 Partridge Lane, Dennis (M369-17). A completed application for a Certificate of Appropriateness was received on November 17, 2011. The documents are available for review in the Building Department. David Linnell was present for the application. No abutters were present. Commissioner Bohlin expressed a concern with the garage being too far forward of the house. All the other committee members were in agreement with the proposed 2 car garage and covered porch. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1** (Bohlin against).

- 11. Lois Arnold** – Addition (Single Car Garage) at 389 Old Bass River Road, South Dennis (M200-46). A completed application for a Certificate of Appropriateness was received on November 17, 2011. The documents are available for review in the Building Department. David Linnell was present for the application. No abutters were present. All the committee members were in agreement with the proposed single car garage. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
- 12. Coles Pond Road LLC** – Demolition of an existing stone wall at 52 & 79 Coles Pond Road, East Dennis (M423-36/38). A completed application for a Certificate of Appropriateness was received on November 17, 2011. The documents are available for review in the Building Department. Attorney Jonathan Idman and Dan Ojala were present for the application. No abutters were present. Commissioner Bohlin asked if the homeowners would be reusing the stones. Attorney Idman stated that they would. Commissioners Crowell and Ciambriello asked to have location of the walls pointed out on the plot plan. Commissioner Ciambriello also asked if the walls could be highlighted on the plot plan. Mr. Ojala stepped out to highlight the plot plan to show the rock walls.
- 13. Coles Pond Road LLC** – Single Family Home at 52 & 79 Coles Pond Road, East Dennis (M423-36/38). A completed application for a Certificate of Appropriateness was received on November 18, 2011. The documents are available for review in the Building Department. Attorney Jonathan Idman and Alison Aleisi were present for the application. No abutters were present. Attorney Idman explained the restrictions on the the lot with other town boards. He stated they cannot and will not be further clearing on the lot. He also told the committee there are photovoltaic panels on the south side of the house. Ms. Aleisi submitted new plans to the committee. Commissioner Crowell questioned the grade changes. Ms. Aleisi stated there would be approximately a 2' change. Commissioner Ciambriello questioned which side of the house is the front. Ms. Aleisi said the Northwest elevation (the back of the house) faces Coles Pond Road. Commissioner Barber reviewed the grade heights with Ms. Aleisi and feels that if the vegetation would be cleared the house would be very visible. Commissioner Bohlin agreed with Commissioner Barber and he also expressed a concern of the solar panels being visible. Chairman Lomenzo doesn't feel the rear of the house should face the street and he too is concerned with seeing the solar panels. Attorney Idman showed a prospective photograph of how the house would appear and again explained the regulatory boards and restrictions that they will have to face. After some discussion and numerous suggestions the applicants decided that it may be best to continue the application until the next meeting. Josh Crowell motioned to accept the applicants request to continue both the applications until January 11, 2012 seconded by Bill Bohlin. **APPLICATION CONTINUED; VOTE 5-0.**
- 14. Kelley Cutler** – Fence (to surround pool) at 37 Sears Road, East Dennis (M380-34). A completed application for a Certificate of Appropriateness was received on November 18, 2011. The documents are available for review in the Building Department. Richard Cutler was present for the application. No abutters were present. Commissioner Ciambriello noted the application stated a 5' fence and the plot plan stated a 6' fence. Mr. Cutler said it should be a 5' fence. Frank Ciambriello motioned to accept the application with the plot plan amended to show a 5' fence seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 15. Chris Caney** – Accessory Structure (detached garage) at 37 Setucket Road, South Dennis (M211-19). A completed application for a Certificate of Appropriateness was received on November 18, 2011. The documents are available for review in the Building Department. Matthew Dunhill was present for the application. No abutters were present. Mr. Dunhill submitted new drawings to the committee. All the committee members were in agreement with the proposed detached garage. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 16. Richard Noone** – Alterations (replace windows, remove chimney, add trim & re-side) at 20 Norse Road, South Dennis (M183-25). A completed application for a Certificate of Appropriateness was received on November 18, 2011. The documents are available for review in the Building Department. Darren St. Pierre was present for the application. No abutters were present. Commissioner Ciambriello pointed out there was no spec sheet included with the application. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented with the

applicant submitting a completed spec sheet before the Certificate of Appropriateness is issued seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

17. **James & Diane Hanlon** – Alterations and fence at 97 Horsefoot Path Dennis. (M344-43). A completed application for a Certificate of Appropriateness was received on November 22, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Chairman Lomenzo disclosed that he and Mr. Hanlon had discussed the proposed modifications and no approvals were given. Mr. Clark stated that during construction a fence was damaged and the homeowners would like to replace it with a picket fence. The homeowners would like to replace the double hung windows on the north elevation and add balconies with sliders and shingle them to blend them with the house to allow privacy. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
18. **Richard & Beth Hegberg** – Additions (new front porch, new second floor, and a new rear porch on rear of house over the existing deck) at 50 Sesuit Road, East Dennis. (M319-31). A completed application for a Certificate of Appropriateness was received on November 22, 2011. Gordon Clark was present for the application. No abutters were present. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed additions. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
19. **Jay Hajj** – Demolition of a two-family dwelling at 46 Dunes View Road, Dennis. (345-89). A completed application for a Certificate of Appropriateness was received on November 22, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
20. **Jay Hajj** – Two-family dwelling at 46 Dunes View Road, Dennis. (M345-89). A completed application for a Certificate of Appropriateness was received on November 22, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. Paul San Clemente of 39 Dunes View was present as an abutter. He expressed his concerns with a 16' tall house being replaced by a 34' tall house; the proposed house is too big & too close to neighbors; and the additional parking will clutter the road. Mr. Clark stated the proposed two-family is within the 15% lot coverage and one side of the building will be owner occupied. Commissioner Crowell feels the house presents like a three story and the house is quite a large mass. He doesn't feel it is appropriate. Chairman Lomenzo asked if there was an option to lower the house. Mr. Clark also submitted new plot plans to the committee showing a change to the parking area. There was some discussion about changing the roof lines and lowering the height to 31'4". Mr. Clark stepped out of the meeting and redrew the plans to show the changes to the roofline. Frank Ciambriello motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-1** (Crowell against.)
 - The committee reviewed a Letter of Amendment was submitted by Cape Cod Farms (for Christy's of Cape Cod) to change the lettering on the existing sign.
 - The committee reviewed a shed exemption that was submitted by 93 Scarsdale Road for a shed to built on the property.
 - Bill Bohlin motioned to adjourn the meeting at 9:04 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



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Date: November 9, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Joshua Crowell, Bill Bohlin, and Gary Barber.

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, November 9, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of October 26, 2011 – Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **MINUTES APPROVED; VOTE 4-0** (Crowell abstained)
- 1. **Nancy Wright** – Alterations (replace deck & add ramp) at 5 Signe Road, Dennis (M225-41). A completed application for a Certificate of Appropriateness was received on October 12, 2011. The documents are available for review in the Building Department. Ken Sadler was present for the application. No abutters were present. Mr. Sadler told the committee he is increasing the size of the deck as well as adding a access ramp for the homeowner and changing the railings to white PVC material. Commissioner Barber asked the color of the arbor (white) and he also noted it was not on the application and asked to have it added. Bill Bohlin motioned to accept the application as amended; adding the the white railings and the painted white arbor to the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
- 2. **Robert & Catherine Pray** – Alterations (front landing) at 52 North Side Drive, East Dennis (M357-25). A completed application for a Certificate of Appropriateness was received on October 13, 2011. The documents are available for review in the Building Department. Gary Langille was present for the application. No abutters were present. Mr. Langille stated he is replacing the landing and lengthing it as well. All the committee members were in agreement with the proposed alterations. Commissioner Bohlin also felt the application should read “remove existing” as well as replace deck and add ramp. Bill Bohlin motioned to accept the application as amended seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 3. **Robert Papalia** – Alterations (add walkout bay window) at 110 Bradford Road, East Dennis (M358-9). A completed application for a Certificate of Appropriateness was received on October 14, 2011. The documents are available for review in the Building Department. Tom Kelley was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Commissioner Ciambriello asked that the application be amended to change the terminology to state “bump out bay” instead of walkout bay. Josh Crowell motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 4. **Jane Jackson** – Alterations (Install front door & add windows) at 12 William Crowell Road, Dennis (M402-5). A completed application for a Certificate of Appropriateness was received on October 17, 2011. The documents are available for review in the Building Department. Ken Jackson was

present for the application. No abutters were present. Commissioner Bohlin asked if the shutters were going to be black as stated on the application or white like the existing shutters. Mr. Jackson said they would be painted white. It was noted that the spec sheet would be amended to change the shutter color to white. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as amended seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

5. **Luis & Eileen Pritchett** – Addition (front porch) at 61 Dr. Lord’s Road, Dennis (M 404-4). A completed application for a Certificate of Appropriateness was received on October 17, 2011. The documents are available for review in the Building Department. Luis Pritchett was present for the application. No abutters were present. Commissioner Ciambriello noted that the drawings were drawn incorrectly and that roof that was shown on the front elevation needed to be removed from the plans. Frank Ciambriello motioned to accept the plans with the roof being removed from the plans seconded by Josh Crowell. Chairman Lomenzo also asked that page A5 be removed from the plans seconded by Bill Bohlin **AMENDED MOTION APPROVED; VOTE 5-0.**
6. **Barbara Sears** – Demolition (of a barn) at 58 Pleasant Street, East Dennis (M397-37). A completed application for a Certificate of Appropriateness was received on October 17, 2011. The documents are available for review in the Building Department. Barbara Sears was present for the application. No abutters were present. Commissioner Ciambriello disclosed that he spoke with Ms. Sears regarding procedures of the Old King’s Highway regarding this application. Ms. Sears explained to the committee that she was notified by her insurance company that the barn is in such disrepair and it needed to be addressed. She also submitted a copy of a letter from an engineer explaining the condition of the building and its need to come down. Ms. Sears did note that she would like to reuse some of the wood from the barn in a future project. All the committee members were in agreement that the barn needs to come down. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
7. **Barbara Sears** – Accessory Structure (barn) at 58 Pleasant Street, East Dennis (M397-37). A completed application for a Certificate of Appropriateness was received on October 17, 2011. The documents are available for review in the Building Department. Barbara Sears was present for the application. No abutters were present. Ms. Sears stated that she is planning on replicating the old barn and relocating it. All the committee members were in agreement with the proposed barn. Chairman Lomenzo thanked Ms. Sears for considering replicating what was previously existed. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
8. **Jeffrey Kushner** – Alterations (add to existing to deck) at 23 Dunes View Road (M345-150). A completed application for a Certificate of Appropriateness was received on October 18, 2011. The documents are available for review in the Building Department. Tim Gainey was present for the application. No abutters were present. Commissioner Crowell noted the overall length and width of the project needs to be added to the spec sheet. All the commissioners were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application with the spec sheet amended to include the overall length and width seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
9. **Joseph & Theresa Trombetta** – Accessory Structure (detached garage) at 1177 Route 134, East Dennis (M314-21). A completed application for a Certificate of Appropriateness was received on October 18, 2011. The documents are available for review in the Building Department. Jim Hagerty was present for the application. No abutters were present. All the committee members were in agreement with the proposed detached garage. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
10. **Bradford Johnson** – Alterations (window changes/replacements) at 36 Highcrest Avenue, Dennis (M337-22). A completed application for a Certificate of Appropriateness was received on October 18, 2011. The documents are available for review in the Building Department. Tom Hughes was

present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

11. Robert & Diane Chamberlain – Alterations (replace all doors/windows; reside with clapboard; replace trim; replace gutters; replace cedar shingles; remove skylight; replace decking & rails; add 2nd floor decks; remove side chimney & build gable same size; and build out farmers porch) at 62 Seaside Avenue, Dennis (M388-1). A completed application for a Certificate of Appropriateness was received on October 18, 2011. The documents are available for review in the Building Department. Donald Baker was present for the application. No abutters were present. Commissioner Bohlin noted the proposed flagpole was not listed on the application or the spec sheet and asked that it be added. The committee members were in agreement with all the proposed alterations. Josh Crowell motioned to accept the application with the addition of the flagpole on the application and the spec sheet seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

- Chairman Lomenzo updated the committee on the NO PARKING sign on Stephen Phillips Road. Building Commissioner Brian Florence did some research and found these were installed at the request of the selectman for safety purposes. The committee discussed the issues with signs and the sign codes. Chairman Lomenzo did ask that a letter be forwarded to the citizens who submitted the complaint so they would be aware of the situation. The members of the committee also felt a meeting with the selectman should be arranged as well as a workshop with Brian Florence.
- A complaint was filed regarding the house that was painted without historic approval at 27 Lake Drive, South Dennis. The committee requested a 30 day letter be sent to the homeowner.
- Josh Crowell motioned to adjourn the meeting at 7:19PM seconded by Bill Bohlin. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: October 12, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, October 12, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of September 28, 2011 – Bill Bohlin motioned to accept the minutes as written seconded by Josh Crowell; **MINUTES APPROVED; VOTE 5-0.**
- 1. **Roger & Corinne Pridham** – Addition (to west end of house) & alterations (deck, front door & sidelights, roof, & windows) at 1066 Route 6A, Dennis (M389-51). A completed Certificate of Appropriateness was received on September 16, 2011. The documents are available for review in the Building Department. George Davis was present for the application. No abutters were present. Commissioner Ciambriello asked if the windows were to remain 6 over 6's or would they be 1 over 1's as drawn in the plans. Mr. Davis stated his intentions were for all the windows to be 1 over 1's. Bill Bohlin motioned to accept the application as presented with the windows to be marked as 1 over 1's on the spec sheet seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 2. **The Collins Family Trust** – Alterations (re-siding, relocate existing windows) at 26 Vinland Drive, South Dennis (M172-113). A completed Certificate of Appropriateness was received on September 16, 2011. The documents are available for review in the Building Department. At the request of the builder, the application was withdrawn. Bill Bohlin motioned to accept the applicants request to withdrawn the application seconded by Josh Crowell. **APPLICATION WITHDRAWN; VOTE 5-0.**
- 3. **Shirley Salamy** – Amendments to a previously approved Single Family Home at 46 Partridge Lane, Dennis (369-21). A completed Certificate of Appropriateness was received on September 19, 2011. The documents are available for review in the Building Department. Chuck Deluga was present for the application. No abutters were present. Chairman Lomenzo stepped out for the application. All the committee members were in agreement with the proposed amendments. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 4-0.**
- 4. **Dawn Donovan d/b/a Armchair Bookstore** – Sign at 619 Route 6A, Main Street, Dennis (M330-13). A completed Certificate of Appropriateness was received on September 20, 2011. The documents are available for review in the Building Department. Tony Crookshank was present for the application. No abutters were present. Frank Ciambriello stepped out for the application. Mr. Crookshank explained the location of the proposed sign. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-0.** Chairman Lomenzo and Commissioner Ciambriello returned to the meeting.

5. **Theodore Martin** – Alterations (replace jalousie windows with double hung windows) at 10 Bay Ridge Drive, South Dennis (M197-123). A completed Certificate of Appropriateness was received on September 20, 2011. The documents are available for review in the Building Department. Ted Martin and George Avery were present for the application. Commissioner Ciambriello stated he is okay with the changes, but he expressed concerns with the drawings. He found it difficult to understand what exactly was going to be done. Commissioner Barber agreed with Commissioner Ciambriello; he also asked if the storm door is to be replaced. (Yes, it will be a full view storm door.) Commissioner Bohlin also agreed that he had issues with the drawings as well. Chairman Lomenzo explained to Mr. Martin & Mr. Avery the concerns with the drawings and why it is necessary for them to be complete and accurate. Frank Ciambriello motioned to accept the application as presented with the applicant providing complete drawings by Friday, October 14, 2011 to the historic office seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
6. **John & Deborah Coughlin** – Fence at 31 Chandler Drive, South Dennis (M176-73). A completed Certificate of Appropriateness was received on September 22, 2011. The documents are available for review in the Building Department. Russell Nesbit was present for the application. No abutters were present. All the committee members were in agreement with the proposed fence. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
7. **Alex Masetti** – Addition (farmers porch) at 36 Old Hills Road, Dennis (M331-39). A completed Certificate of Appropriateness was received on September 22, 2011. The documents are available for review in the Building Department. Tim Sherry was present for the application. No abutters were present. All the committee members were in agreement with the addition. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
- Chairman Lomenzo shared the schedule for 2012 with the committee; Josh Crowell motioned to accept the schedule as presented seconded by Bill Bohlin. **SCHEDULE APPROVED; VOTE 5-0.**
 - Chairman Lomenzo reminded the committee about having a workshop with the Alternative Energy Committee. He asked the members to consider some dates in January.
 - Bill Bohlin motioned to adjourn the meeting at 6:49 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: September 28, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin and Gary Barber.

Absent: Commissioner Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of August 24, 2011 – Josh Crowell motioned to accept the minutes of August 24, 2011 seconded by Bill Bohlin. **MINUTES APPROVED; VOTE 5-0.**
- 1. Cape Cod Cooperative Bank** – New Signs (1 ground sign; 2 wall signs; 1 hours plaque) at 1591 Route 6A, East Dennis (M378-15). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Josh Crowell stepped out for the application. Carol Bugbee & Joel Crowell were present for the application. No abutters were present. Ms. Bugbee stated she would like to amend the submitted application. The application will be for the street sign only. Commissioner Barber felt the street sign is appropriate, but was concerned with the applicant losing their existing rights to the sizes of future signs. Chairman Lomenzo explained to Mr. Crowell and Ms. Bugbee what could happen if the signs are removed and applied for at a later date. Mr. Crowell asked to leave the old signs until construction is done. There was discussion for options to allow what exists now once the construction is complete. Commissioner Bohlin questioned the size of the sign on the front of the building, does the painting of the ship get included in the dimensions of the sign. Ms. Bugbee mentioned a conversation she had with the building commissioner and he said it is part of the dimensions. Commissioner Ciambriello questioned the legibility and visibility of the signs. He is okay with the additional sizes of the signs and feels some business' need larger signs. Commissioner Bohlin doesn't feel all buildings should be granted larger signs for visibility sake. Chairman Lomenzo did note the new signs are much bigger and asked Mr. Crowell to consider not increasing sizes of the future signs because the committee is trying to be consistent. Commissioner Ciambriello explained himself regarding the increase in the sign sizes; he feels the larger sign blends in with the new proposed building. Commissioner Barber suggested the motion should include that the sign facing Route 6A should not be any larger than the existing sign. The other committee members agreed. Gary Barber motioned to accept the ground (street) sign as proposed and the the pre-existing wall sign on the Route 6A side of the building be re-constructed no larger than now and can be removed during construction seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
 - 2. David Sears** – Demolition of a barn at 58 Pleasant Street, East Dennis (M397-37). A completed Certificate of Appropriateness was received on August 31, 2011. The documents are available for review in the Building Department. Barbara Sears submitted a letter to withdraw this application.

Josh Crowell motioned to accept the applicants request to withdraw seconded by Bill Bohlin.

APPLICATION WITHDRAWN; VOTE 5-0.

3. **Michael & Gail Mullen** – Demolition of existing house at 154 Sea Street, East Dennis (M422-55). A completed Certificate of Appropriateness was received on August 31, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. All the committee members were in agreement with the applicants request to demolish the single family home. Bill Bohlin moitoned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
4. **Michael & Gail Mullen** – Single Family home at 154 Sea Street, East Dennis (M422-55). A completed Certificate of Appropriateness was received on August 31, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Commissioner Crowell asked if the cedar trees on Sea Street were to remain; noting it blocks some views of the house. Mr. Clark said they would remain. Mr. Crowell expressed a concern with the mass of the house regarding the view their neighbors would see. Commissioner Ciambriello agreed. He also noted how there are four roof elevations on the front of the house alone. He asked if the dormer to the right could be carried out to the end and eliminate to dormer gable and change the oval windows to a four light square window. Commisisoner Barber asked if the 'Boston hip' roof could be removed and if the the oval window above the three double hung windows up a bit. Commissioner Barber also asked about the grade of the lot; asking if the finished floor grade could be dropped down to make the house present smaller. Commissioner Bohlin agreed with moving the oval window and the drop in grade. Commissioner Lomenzo had a concern with a lot of garage being visible as you travel north up Sea Street. Mr. Clark did remind the committee the cedar trees were to remain and they would screen a lot of the garage. Chairman Lomenzo asked if a change could be made to the garage doors, the three single double hung windows, and if shutters could be added (at least to the south elevation). Mr. Clark suggested adding transoms over the garage doors to lengthen them. The committee offered the following suggestions to Mr. Clark: raise the garage door one foot; move the three double hung windows above the garage doors together and add shutters; and lower the grade so the house presents smaller. Commissioner Ciambriello also asked Mr. Clark if he would consider removing the right gable end and continue the dormer to the end of the house. Mr. Clark stepped out and re-drew the suggestions. Mr. Clark showed his new plans to the committee. He raised the oval window; removed the right gable end; moved the three double hung windows over the garage together and added shutters to the south elevation windows; and raised the height of the garage doors. The committee members were all happy with the changes. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
5. **Dennis & Cynthia Curran** – Alteration (convert sun porch to a four season sunroom) at 53 Stillman Kelley Road, East Dennis (M414-14). A completed Certificate of Appropriateness was received on August 31, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Chairman Lomenzo stepped out for the application. Mr. Clark described the proposed alteration. All the committee members were in agreement with the proposed alteration. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
6. **Sandra Cameron** – Alterations (relocate existing stonewalls) at 152 Sea Street, East Dennis (M422-75). A completed Certificate of Appropriateness was received on August 30, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Mr. Clark described the proposed project and he did note that he was not adding any new stone to the wall he was just using stones found on the property. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.** Chairmam Lomenzo returned to the meeting.
7. **Peter McGleughlin** – Addition at 38 Whig Street, Dennis (M349-4). A completed Certificate of

Appropriateness was received on September 2, 2011. The documents are available for review in the Building Department. Eric Bourassa was present for the application. Mr. Bourassa explained the history of the building and the property. Legare Cuyler of 39 Whig Street was present to express his support for the addition. Commissioner Ciambriello had issue with how the application was presented and the wording on the application. Commissioner Barber asked if this application was before the board previously – yes, and it was withdrawn. Chairman Lomenzo stated that he had a conversed with Mr. Bourassa and Mr. McGlueghlin via email and telephone and offered no approvals or guarantees. Commissioner Barber was concerned with the pergola attached to the barn; he was not comfortable with the screens. Commissioner Bohlin was pleased with the changes and feels it blends nicely. Commissioner Crowell thanked Mr. Bourassa for listening to the committees recommended changes although he did feel the pitch to the roof is too steep and he would prefer to see the barn door painted green or black. Chairman Lomenzo expressed some concerns with the skylights. Commissioner Crowell suggested a cap on the rolling apparatus over the barn door. Bill Bohlin motioned to accept the application with the barn doors being planted black, adding a cap over the barn door, and to remove the language other than ‘Application for addition 38 Whig Street’. Upon further discussion Commissioner Ciambriello again suggested changing the pitch on the barn. There was much discussion regarding the pitch and the peak on the barn. **APPLICATION APPROVED; VOTE 4-1** (Ciambriello against.)

8. **Robert Eldred** – Demolition of a shed at 5 North Street, East Dennis (M412-21). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Jared Reeves was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
9. **Robert Eldred** – Accessory Structure (shed) at 5 North Street, East Dennis (M412-21). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Jared Reeves was present for the application. No abutters were present. Commissioner Ciambriello felt the new shed should not be one continuous building but rather three contiguous buildings as it was before. Mr. Reeves said only the gable end (north) elevation would be seen from the road and his client would prefer the shed to be as submitted and drawn. Commissioner Ciambriello still does not feel it replaces what was existing. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-1** (Ciambriello against.)
10. **John Symington** – Alteration (remove gable end chimney; build a bump-out for gas fireplace) at 27 Mashantum Road, Dennis (M371-4). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Jared Reeves was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
11. **Francis Sullivan** – Addition (of a second floor and an ell) at 64 Pilgrim Road, Dennis (M368-46). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Jared Reeves was present for the application. No abutters were present. Commissioner Bohlin noted there is no chimney and feels the house would look more appropriate if one was included; and he was not sure about the 3 over 1 windows. Commissioner Crowell also expressed concerns with the windows and he also expressed concern about the façade of the house going from a classic cape to somewhat of a colonial. Commissioner Ciambriello was okay with the 3 over 1 style window, but was concerned with the cropped corners on the farmers porch. He felt the porch should be squared off. He also questioned if the chimney was to be removed; Mr. Reeves stated it would and it would be added to the application. Chairman Lomenzo felt this project was more of demo and rebuild rather than an additon of a second floor; he does not see any similarites from the existing Cape to a Colonial. Mr. Reeves didn’t think it was considered a demolition because he is only removing the existing garage and removing the roof.

Chairman Lomenzo does object to the farmers porch as drawn. Mr. Reeves stated he would make the roof on the farmers porch a shed roof rather than the hip roof and agreed to adding a chimney back to the house. Frank Ciambriello motioned to accept the application with the addition of a red brick chimney and the farmers porch roof to be squared off seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-1** (Crowell against.)

12. Charlene McEntee – Accessory Structure (shed) at 9 Bakers Pond Road, East Dennis (M267-25). A completed Certificate of Appropriateness was received on September 8, 2011. The documents are available for review in the Building Department. Chairman Lomenzo stepped out. Mark Clancy was present for the application. No abutters were present. Mr. Clancy stated the pool shed is to match the house. All the committee members were in agreement with the proposed shed. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** (Chairman Lomenzo returned.)

- Informal: Buddy Wilt – Solar Panels at 13 Highland Road, East Dennis.
- Chairman Lomenzo reminded the committee to consider dates for a workshop with the Alternative Energy Committee.
- Chairman Lomenzo also told the committee that a fee increase has been recommended.
New Commercial Buildings will increase \$83.00;
New Residential Buildings will increase to \$55.00;
Addition/Alterations/Sign Applications will increase to \$28.00; and
Exemptions will increase to \$22.00.
Commissioner Ciambriello expressed a concern because of the present economy, but Chairman Lomenzo did say there has not been a fee increase for many years. Gary Barber motioned to accept the recommendation for the fee increases seconded by Bill Bohlin. **INCREASED APPROVED; VOTE 5-0.**
- Bill Bohlin motioned to adjourn the meeting at 9:22 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: September 14, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Commissioner Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, September 14, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of August 24, 2011: Commissioner Bohlin stated on item #11 that the size of the sign was reduced to 12 sq. ft. which was omitted from the minutes. Bill Bohlin motioned to accept the minutes as amended seconded by Gary Barber. **MINUTES APPROVED; VOTE 4-0-1**(Lomenzo abstained).

1. John P. Gillan – Addition (cover porch on rear of house) and alterations (re-side & remove slider & replace w/door & two windows) at 14 Pinedale Road, South Dennis (M170-65). A completed Certificate of Appropriateness was received on August 19, 2011. The documents are available for review in the Building Department. John Gillan was present for the application. No abutters were present but Francis Donovan of 95 Edgemere Road submitted a letter showing his support for the application. Commissioner Barber asked if there were grills on the door (yes) and they needed to be drawn on the plans. Commissioner Ciambriello felt the elevations were incomplete and lacking sufficient detailed information. There was some discussion about how the plans should have been drawn. Mr. Gillan stepped out and added some information to his elevation drawings. Josh Crowell motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

2. David Smith – Alterations (re-side; aluminum trim coverage; re-roof and new windows; and new side doors at 14 Tuckoosa Road, South Dennis (M201-37). A completed Certificate of Appropriateness was received on August 19, 2011. The documents are available for review in the Building Department. Frank Ciambriello stepped out for the application. David Smith was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0.** Ciambriello returned.

3. Terry & Leona Lorber – Addition & alterations (deck w/handicap ramps; window replacements & removal of chimney) at 33 Cliff Street, Dennis (M225-43/44). A completed Certificate of Appropriateness was received on August 24, 2011. The documents are available for review in the Building Department. Ken Sadler was present for the application. No abutters were present. Mr. Sadler noted the homeowners have decided to keep the chimney. All the committee members were in agreement with the proposed addition and alterations. Josh Crowell motioned to accept the application with the chimney to be stricken from the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

4. Barbara McGrath – Alterations (vinyl siding) at 261 Sesuit Neck Road, East Dennis (M394-4). A completed Certificate of Appropriateness was received on August 25, 2011. The documents are available for review in the Building Department. Randall Henderson was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

5. James Forster – Alterations (Replace front door; re-side w/ clapboard & fieldstone; and replace chimney) at 20 Davidson Avenue, South Dennis (M186-7). A completed Certificate of Appropriateness was received on August 25, 2011. The documents are available for review in the Building Department. James Forster was present for the application. No abutters were present. Commissioner Bohlin asked if the fieldstone was only proposed for the walls of the porch; Mr. Forster stated it was. Commissioner Bohlin did not feel the proposed door was appropriate; he suggested possibly using a 9-light door. Commissioner Ciambriello felt there should be some type of drawings to show what the fieldstone would look like rather than pictures with arrows. Chairman Lomenzo thought the amount of stone (floor to ceiling) was not appropriate; nor is the door. He felt that if the homeowner could use less stone and a different door it would be better. After some discussion regarding drawings and a different style door, Mr. Forster decided to remove the door and the proposed fieldstone from the application and said he would only replace the clapboard and chimney only. Bill Bohlin motioned to accept the application with the homeowner deleting the door and fieldstone and replace the clapboard and chimney only seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

6. Carl Barberis – Alterations (new chimney; outside shower; adding new windows on rear & west side; & relocating door on breezeway) at 955 Route 6A, Dennis (M372-9). A completed Certificate of Appropriateness was received on August 26, 2011. The documents are available for review in the Building Department. Joseph Dick was present for the application. No abutters were present. Commissioner Bohlin did ask why this chimney was going to be constructed of fieldstone rather than brick like the others. Mr. Barberis stated the homeowners decided on fieldstone to match other proposed projects to done in the backyard. He said they felt this chimney is set quite a way back and would not be visible from the front. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- Chairman Lomenzo informed the committee that recent appeals filed with the Regional Historic Commission were upheld with the decision that the Dennis committee had voted on.
- Chairman Lomenzo also informed the committee that Denise Atwood of the Alternative Energy Committee inquired about another workshop. There was also a suggestion about extending the area for the solar panel exemption.
- Bill Bohlin motioned to adjourn the meeting at 6:52 PM seconded by Frank Ciambriello. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: August 24, 2011

Present: Vice-Chairman Josh Crowell, Commissioners Frank Ciambriello, Bill Bohlin, Gary Barber and Robert Waldo

Absent: Chairman Peter Lomenzo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, August 24, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

1. **Valerie Benoit & Amy Boden** – Alterations (change bay window to triple mulled window) at 124 Gages Way, South Dennis (M177-20). A completed Certificate of Appropriateness was received on July 28, 2011. The documents are available for review in the Building Department.
2. ~~**Terry & Leona Lorber** – Addition & alterations (deck w/handicap ramps; window replacements & removal of chimney) at 33 Cliff Street, Dennis (M225-43/44).~~ **WITHDRAWN**
3. **L & E Realty Trust** – Accessory Structure (Gazebo) at 1100 Route 134, South Dennis (M290-10). A completed Certificate of Appropriateness was received on July 29, 2011. The documents are available for review in the Building Department.
4. **Elizabeth Collins** – Alterations (replace windows/slider/add windows to north wall) at 3 Sou'west Drive, Dennis (M255-41). A completed Certificate of Appropriateness was received on August 1, 2011. The documents are available for review in the Building Department.
5. **Nadine Taft** – Alterations (reside house; replace slider, picture window, windows above garage, bathroom window, rear garage window, garage doors, front door, rear garage door, 4 outdoor wall lanterns, gutters, trim, & shutters) at 84 Rocky Ridge Road, Dennis (M332-33). A completed Certificate of Appropriateness was received on August 1, 2011. The documents are available for review in the Building Department.
6. **McPhee Associates, Inc.** – Single Family Home at 28 Sea Oaks Drive, East Dennis (M266-50). A completed Certificate of Appropriateness was received on August 1, 2011. The documents are available for review in the Building Department.
7. **David & Patricia McGrath** – Alterations (replace atrium door with slider) at 67 Indian Field Drive, East Dennis (M341-38). A completed Certificate of Appropriateness was received on August 1, 2011. The documents are available for review in the Building Department.
8. **Cape Cod Cooperative Bank** – Addition (to front & rear of building, wrap around porch & roof addition to drive-up canopy) & alterations (front façade reconstruction, paint, sidewalk, retaining walls & landscaping) at 1591 Route 6A, East Dennis (M378-15). A completed Certificate of Appropriateness was received on August 2, 2011. The documents are available for review in the Building Department.
9. **Shirley Salamy** – Single Family Home at 46 Partridge Lane, Dennis (M369-21). A completed Certificate of Appropriateness was received on August 2, 2011. The documents are available for review in the Building Department.
10. **Joy George Bryden (d/b/a/ Hands On Health Massage)** – Street Sign at 860 Route 134, South Dennis (M218-26). A completed Certificate of Appropriateness was received on August 2, 2011. The

documents are available for review in the Building Department.

11. Joy George Bryden (d/b/a Joe's Place True Pilates) Street Sign & Building Sign at 860 Route 134, South Dennis (M218-26). A completed Certificate of Appropriateness was received on August 2, 2011. The documents are available for review in the Building Department.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: August 10, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Bill Bohlin, Gary Barber, and Robert Waldo

Absent: Josh Crowell

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of July 27, 2010: Bill Bohlin motioned to accept the minutes of July 27, 2011 seconded by Gary Barber. **MINUTES APPROVED; VOTE 5-0.**

Continued Applications:

1. **Robert & Helen Pride** – Addition at 22 Mariner Road, Dennis (M355-31). Mr. Pride submitted new drawings for his proposed addition. Commissioner Waldo questioned how many shingles would make up the 'diamond' pattern. Mr. Pride was not sure. All the committee members were in agreement with the proposed addition. Bill Bohlin motioned to accept the application as presented seconded by Robert Waldo. **APPLICATION APPROVED; VOTE 5-0.**

Regular Meeting:

1. **Kathy Crocker & Dennis Valade** – Demolition of an attached garage at 54 Sears Road, East Dennis (M362-2). A completed Certificate of Appropriateness was received on July 11, 2011. The documents are available for review in the Building Department. Bob Landry was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

2. **Kathy Crocker & Dennis Valade** – Alterations (restyle home to a full cape) at 54 Sears Road, East Dennis (M362-2). A completed Certificate of Appropriateness was received on July 11, 2011. The documents are available for review in the Building Department. Bob Landry was present for the application. No abutters were present. Mr. Landry submitted a revised spec sheet. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

3. **Richard & Mary Mullaney** – Alterations (reside w/vinyl siding & replace a window) at 10 Hiram Pond Road, Dennis (M367-68). A completed Certificate of Appropriateness was received on July 12, 2011. The documents are available for review in the Building Department. Joe O'Loughlin was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

4. **Bob Beck & Evelyn Petrone** – Alterations (renovate first floor; add a second floor; remove & replace deck; finish existing walkout basement) at 91 Alfred Metcalf Drive, South Dennis (M183-30). A

completed Certificate of Appropriateness was received on July 15, 2011. The documents are available for review in the Building Department. Trevor Kurz and Johnathan Ideman were present for the application. Attorney Ideman submitted a list of signatures from neighbors supporting the project. Mr. Kurz explained the proposed elevations. Commissioner Waldo asked if the skylight was part of the project as it was on some plans but not others. Attorney Ideman stated it was not. Commissioner Ciambriello had issue with the front elevation. He stated the garage doors and the front door weren't drawn in and he didn't feel the open rafters on the roof entry fit with the rest of the house. He felt these items should be noted on the elevations because that is what the committee reviews and it becomes part of the file. Chairman Lomenzo was okay with the open rafters on the front entry, but he did agree the elevation drawings should be complete. Commissioner Barber asked if the rafter tails had a decorative element to them. (Yes). Bill Bohlin motioned to accept the application as presented with the applicant submitting redrawn plans with the details of the garage door & front entry within one (or the application will be denied). **APPLICATION APPROVED; VOTE 4-1** (Ciambriello against.)

5. Andrea Foster – Alterations (deck) at 22 Old Sailors Way, South Dennis (M160-112). A completed Certificate of Appropriateness was received on July 21, 2011. The documents are available for review in the Building Department. Andrea Foster was present for the application. No abutters were present. All the committee members were in agreement with the proposed deck. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

6. Mark & Virginia Segalini – Landscaping alterations (to a previously approved plan) at 17 Deacon Joseph Lane, Dennis (M350-38). A completed Certificate of Appropriateness was received on July 21, 2011. The documents are available for review in the Building Department. Jim Hagerty and Mr. & Mrs. Segalini were present for the application. No abutters were present. Commissioner Waldo stepped out. Mr. Hagerty referred to the letter the Segalini's received from the building commissioner regarding some changes to the landscaping. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** (Waldo returned to the meeting.)

7. Michael Fowler – Demolition (of a 7'X7' room on rear of house) at 17 Bayview Road, South Dennis (M171-11). A completed Certificate of Appropriateness was received on July 22, 2011. The documents are available for review in the Building Department. Michael Fowler was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

8. Michael Fowler – Alterations (extend existing deck) at 17 Bayview Road, South Dennis (M171-11). A completed Certificate of Appropriateness was received on July 22, 2011. The documents are available for review in the Building Department. Michael Fowler was present for the application. No abutters were present. All the committee members were in agreement with the proposed deck changes. Commissioner Ciambriello questioned if the room that was demolished was 8' X 8' as stated in this application or was it 7' X 7' as stated on the previous application. Mr. Fowler stated the exterior dimensions of the room are 8' X 8' and the interior is 7' X 7'. After some discussion, it was decided that the demolition application had to be adjusted. Chairman Lomenzo suggested to the committee that they should reverse the original motion for application #7; Robert Waldo motioned to void the approval of application #7 seconded by Gary Barber. Chairman Lomenzo asked Mr. Fowler to amend the room size on the demolition application. Frank Ciambriello motioned to accept the amended application seconded by Bill Bohlin. Frank Ciambriello then motioned to accept the application for the alterations to the existing deck seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

- Bill Bohlin motioned to adjourn the meeting at 6:43 PM seconded by Gary Barber. **MEETING ADJOURNED; VOTE 5-0.**



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: July 27, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo.

Absent:

Convened: 6:00 P.M.

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, July 27, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of July 13, 2011: Commissioner Bohlin asked to have the names of those who voted against item #9 added to the minutes; Lomenzo and Bohlin against. Bill Bohlin motioned to accept the minutes as amended seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**

Continued Meeting:

1. Russ Cox – Addition (add deck to front & rear of house) at 11 Olivia Walker Way, South Dennis (M183-38). There was no one present to represent the application. The committee discussed their options for the application. Frank Ciambriello motioned to deny the application for lack of representation seconded by Bill Bohlin. **APPLICATION DENIED; VOTE 5-0.**

2. Richard Welch/New Welch Realty Trust – Single Family Home at 9 Mark Way, Dennis (M383-3). Robin Wilcox was present for the application. No abutters were present. (Commissioner Waldo stepped out.) Mr. Wilcox reminded the committee that this house was previously approved by this board and has been involved in litigation and proposed ending the litigation with the town and Mr. Ewing (266 Nobscussett Road) by this compromise of moving the structure, but it is the exact same structure as previous. Commissioner Barber asked if the front of the house faces south. (Mr. Wilcox stated yes.) Commissioner Bohlin asked if the plans are the same as reviewed at the previous meeting. Mr. Wilcox stated the plans were the same, just the ballustrates were drawn in. Commissioner Bohlin chose to withhold comment. Commissioners Crowell and Ciambriello felt the application meets the concerns of the Act. Chairman Lomenzo feels the house is too big, too tall and too close to the side street (Mark Way), he feels it should be moved closer to the bay, the lot should not be graded any further. He also thought the mass and size is too much for the setting. Mr. Wilcox stated the house to the left (Ewing's) is about 30' to the ridge line. For comparison, he stated the Ewing house is 2801 sq. ft., the Ward house is 3389.5 sq. ft. and the proposed house is 2441.44 sq. ft and covers less than 9% of the lot. Commissioner Ciambriello disagreed with Chairman Lomenzo – other houses in the area are quite large. Commissioner Bohlin also feels the house is too close to the road and is too big for the setting. Chairman Lomenzo asked about moving the house. Mr. Wilcox stated that litigation between Mr. Ewing and the Town of Dennis determined the location of the proposed house and both of those parties have agreed to. The proposed house cannot be backed up because Mr. Ewing stated it would disrupt his view so Mr. Welch could not move the house past the back line of Mr. Ewing's house. Mr. Wilcox also stated that this house conforms to setbacks when the lot was created. Chairman Lomenzo asked what the lot would look like when the house is built – will the lot will be clear cut? Mr. Wilcox explained what vegetation would be cleared. Commissioner Barber suggested making a stipulation that nothing off the property could be cleared. Commissioner Ciambriello noted he only saw brush; no large trees. Commissioner Bohlin asked if the stockade fence would be visible. Mr. Wilcox said it would be visible

from Hiram Pond Road & Mark Way. There is 110' of 6' tall fence proposed. Chairman Lomenzo suggested that a vegetative buffer be left as is; there should not be any changes to Mark Way and the stockade fence be eliminated. Mr. Wilcox did mention there is a temporary silt fence along the rear property and could run it along Mark Way and it would serve as a work limit area. Gary Barber motioned to accept the application as presented with the removal of the 6' stockade fence and no vegetation along Mark Way to be removed seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo & Bohlin against.)** Waldo returned to meeting.

Regular Meeting:

1. David & Patricia McGrath – Alterations (retaining wall) at 67 Indian Field Drive, East Dennis (M341-38). A completed Certificate of Appropriateness was received on June 28, 2011. The documents are available for review in the Building Department. David & Patricia McGrath and William Jussila were present for the application. Mrs. McGrath explained that a driveway was cut in and stones were added to dress up the driveway and to help keep the dirt from washing down. Diane Siddell of 7 Greenland Circle read a letter from her husband who was out of town. She stated he was against having the boat stored there and requested the committee vote to have the wall taken down and restored. She also stated her own feelings regarding the wall. John Leogrande of 38 Greenland Circle stated the McGrath's property is well kept and the retaining wall and driveway looks natural and they did a good job. Commissioner Bohlin thought the wall looked nice but wondered if there may have been a better place to build it. Commissioner Crowell agreed, but also stated the Act does not have a provision for boats. Commissioner Ciambriello acknowledged the wall was done without approval of the committee, but the boat is not the committee's issue. Commissioner Waldo didn't feel the wall is historic. Commissioner Barber feels the driveway is acceptable and what is parked in the driveway is not the committee's concern. Chairman Lomenzo thought the wall was acceptable. Commissioner Bohlin asked the chairman if the committee could require/request that the boat to be moved; Chairman Lomenzo stated no. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-2-1 (Bohlin & Lomenzo against/Waldo abstained).**

2. Thomas & Sara Caulfield – Alterations (alter front elevation/add covered entry; alter existing deck/add a screen porch & deck/add to existing deck) at 51 Lunette Lane, Dennis (M365-42). A completed Certificate of Appropriateness was received on June 29, 2011. The documents are available for review in the Building Department. Harold Capone & Tom Caulfield were present for the application. No abutters were present. Commissioner Ciambriello felt the farmers porch was kind of plain and suggested adding some kind of decoration or railing. Chairman Lomenzo stated he also would like to dress up the farmers porch. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo & Ciambriello against.)**

3. Dennis M. DeSiata – Alterations (vinyl siding & trim, aluminum gutters) at 250 Nobscussett Road, Dennis (M367-69). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Dennis DeSiata was present for the application. No abutters were present. Mr. DeSiata presented the committee with a list of his abutters who supported his proposed alterations. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

4. Beverly D'Ortenzio – Alterations (vinyl siding & trim, aluminum gutters) at 241 Nobscussett Road, Dennis (M367-75). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Beverly D'Ortenzio was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

5. Peter & Deborah Piantedosi – Alterations (change existing screen room to kitchen) at 187 New Boston Road, Dennis (M302-70). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Jean Bowden of Capizzi's was present for the application. No abutters were present. All the committee members were in

agreement with the application. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

6. Robert & Helen Pride – Addition at 22 Mariner Road, Dennis (M355-31). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Robert Pride was present for the application. No abutters were present. Commissioner Bohlin felt the plans were hard to read. Commissioner Ciambriello felt the plans were not acceptable. Commissioners Waldo & Barber felt the project meets the concerns of the Act, but felt the plans were difficult to read. Commissioner Bohlin felt the applicant needed to submit clearer drawings. Chairman Lomenzo agreed and made a few suggestions concerning the seven foot wall that does not have a window. It was suggested that Mr. Pride add a trellis or a decorative motif with the shingles. Frank Ciambriello motioned to continue the application until August 10, 2011 seconded by Josh Crowell. **APPLICATION CONTINUED; VOTE 5-0.**

7. Robert & Jean Sheridan – Demolition of a single family home at 31 Stony Way, East Dennis (M410-31). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Attorney James Julian and Gordon Clark were present for the application. Attorney Julian submitted a list of neighbors who support the application. Randolph Kazazian of 37 Stony Way was present to voice his support. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

8. Robert & Jean Sheridan – Single family home at 31 Stony Way, East Dennis (M410-31). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Attorney James Julian and Gordon Clark were present for the application. Attorney Julian submitted a list of neighbors who support the application. Randolph Kazazian of 37 Stony Way was present to voice his support. All the committee members felt the front entry did not fit with the rest of the house. Commissioner Bohlin also asked about the animal screen on the chimney. Mr. Clark felt the door could be “squared” off with a transom over it and eliminate the concrete wash on the chimney. Commissioner Ciambriello also suggested an “A” frame gable with round or square pillars. Frank Ciambriello motioned to accept the application with entry overhang change and eliminating concrete wash on the chimney seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

9. Danny Buduo – Single family home at 101 Howes Path, Dennis (M283-38). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Mark McDowell was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

10. Douglas Burton – Alterations (replace 2 gable windows & trim; reside/azek trim; replace kitchen window) at 45 Dr. Lords Road, East Dennis (M404-5). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Jeff Nelson was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

11. Andrea Foster – Demolition of family room at 22 Old Sailors Way, South Dennis (M160-112). A completed Certificate of Appropriateness was received on July 6, 2011. The documents are available for review in the Building Department. Andrea Foster was present for the application. Ms. Foster explained that this is an “after the fact” demolition. Tom Thomas of 29 Hawthorne Street was present as an abutter. He has no objection to the demolition, but is bothered that the deck is so close to the property lines and the building continues. All the committee members were in agreement with the proposed demolition. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

12. Wilcox Family Trust – Sign at 203 Setucket Road, South Dennis (M229-30). A completed Certificate of Appropriateness was received on July 7, 2011. The documents are available for review in the Building Department. Robin Wilcox was present for the application. No abutters were present. Mr. Wilcox reminded the committee that he had applied for the fence previously, but was referred to zoning. The sign now was decreased to 2 square feet and he changed the colors from white with cranberry lettering. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- Informal Meeting: Rick Fenuccio for Cape Cod Co-operative Bank

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
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MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: July 13, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber.

Absent: Commissioner Robert Waldo.

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, July 13, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of June 22, 2011 – Josh Crowell motioned to accept the minutes as presented seconded by Frank Ciambriello. **MINUTES APPROVED; VOTE 4-0 (Lomenzo abstained.)**

Continued Applications:

- 1. Ronald Bartolini** – Fence at 4 Redwood Lane, Dennis (M302-21). James Bartolini was present for the application. No abutters present. Mr. Bartolini stated the homeowner has decided that he will keep the trees as requested and would like to install a board fence. Commissioner Bohlin felt the fence would still be visible behind the trees, but he would be okay with the fence. Chairman Lomenzo stated that Mr. Bartolini write a letter of amendment stating fence be erected property side, and to the front corner of the house. Gary Barber motioned to accept the application with the applicant writing a letter of amendment stating the tree line will stay and the fence be erected to the front corner of the house seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 2. Andrea Foster** – Addition (to existing deck) at 22 Old Sailors Way, South Dennis (M160-112). No one present for application. Chairman Lomenzo denied the application.
- 3. Tracy Harvey** – Fence at 17-19 Bay View Road, Dennis (M345-98). Jim Harvey was present for the application. An abutter was present, Mr. James Morrissey stated he had no problem with the fence as long as it was not on his property, he was also concerned with the fact that the fence is now going to be 4' and that the owners 2 German Shepard dogs could jump over it. Chairman Lomenzo stated the committee does not have lot line control. Mr. Harvey explained that he changed the fence from 6' to 4'. Commissioner Ciambriello did not feel the fence was appropriate and suggested stockade be stricken from application and changed to flat board with flat top instead. Frank Ciambriello motioned to allow the application presented with the changes 4' high flat board with flat top fence with the 1 section still being 6' on the far left seconded by Bill Bohlin. **APPLICATION APPROVED: VOTE 5-0.**

Regular Meeting:

- 1. Mark & Virginia Segalini** – Alteration (outside shower) at 17 Deacon Joseph Lane, Dennis (M350-38). Jim Hagerty was present for the application. No abutters present, Jim stated they received a letter saying they were doing work that was not in conformance with the board for the house and asked to discuss those issues, or do they want to continue with just the shower, Chairman Lomenzo stated lets just stick with the shower and discuss the letter at a later date. Jim stated the shower was

not part of the original plans and apologized for not presenting the shower before it was erected. Josh Crowell questioned Jim about the distance of the shower to the side of the property, he said about 12' and was very difficult to see from the road. Chairman Lomenzo asked that the applicants at a later date in a detailed letter address the issues 1 abutter has. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED: VOTE 5-0.**

2. **Robert Paglia** – Alterations (stairway & platform) to the beach at 96 Shore Drive, Dennis (M365-12). Robin Wilcox was present for the application. No abutters present. Josh Crowell motions to accept application as presented seconded by Gary Barber.
APPLICATION APPROVED: VOTE 5-0.
3. **Stage Coach Condo Association** – Alterations (replace existing deck) at 1706 Route 6A, Dennis (M379-1). Charles Holman was present for the application. No abutters present, Bill Bohlin motions it meets requirements of the act seconded by Josh Crowell.
APPLICATION APPROVED: VOTE 5-0.
4. **Al & Pam Scott** – Alterations (vinyl siding) at 86 Coles Pond Drive, East Dennis (M424-26). Michael Coughlin present for application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application seconded by Bill Bohlin.
APPLICATION APPROVED: VOTE 5-0.
5. **Paul & Irene O’Leary** – Alterations (vinyl siding) at 24 Carriage Drive, South Dennis (M201-7). George Davis was present for the application. No abutters present. All committee members were in agreement with application presented, Bill Bohlin motioned to accept application seconded by Josh Crowell. **APPLICATION APPROVED: VOTE 5-0.**
6. **Steven Malaquias** – Alterations (dormer) at 29 Rocky Ridge Road, Dennis (M331-27). Robert McPhee was present for the application. No abutters present. All committee members were in agreement with application presented, Bill Bohlin motioned to accept application seconded by Josh Crowell. **APPLICATION APPROVED: VOTE 5-0.**
7. **Robert Gorman** – Alteration (repair existing concrete wall) at 28 Uncle Bills Road, South Dennis (M197-34). Michele Hague was present for the application. No abutters present. Commissioner Gary Barber commented concrete wall not historical recommends going with VersaLac because it looks much better than concrete and much cheaper but agrees that replacing the wall is better than what is there now. Frank Ciambriello suggests a letter of dual agreement on the shared wall. Michelle in response to Frank, one of the owners obtained an easement for the location of the wall. Chairman Lomenzo opposed the material not historically appropriate, agrees with versalac. Bill Bohlin motions it meets the requirements of the act seconded by Josh Crowell, opposed by Chairman Lomenzo.
APPLICATION APPROVED: VOTE 4-1.
8. **Andrea Bernard** – Alteration (repair existing concrete wall) at 27 Uncle Bobs, South Dennis (M197-22). Michele Hague was present for the application. No abutters present. This application represents the same wall as the previous application this wall separates the properties. Commissioner Frank Ciambriello comments with the wording on the application that there are 2 separate parts to the same wall (dog leg) and for her to mark on the plans to indicate the 2 separate walls more precisely. Bill Bohlin motions to accept application presented with Franks stipulation to mark plans precisely seconded by Josh Crowell, opposed by Chairman Lomenzo.
APPLICATION APPROVED: VOTE 4-1.
9. **Anne Ranstrom** – Tree Removal at 952 Route 6A, Dennis (M371-21). John Holbrook was present for the application. No abutters present. Commissioner Bill Bohlin opposed to tree coming down. Josh

Crowell agrees that tree should come down that it is not healthy, Josh questions the arborist about the resistograph that measures the wound of the tree, John Holbrook the arborist states the tree is a risk tree according to resistograph, is unstable and should come down. Gary Barber commented the tree was damaged in Hurricane Bob and would not leave the tree up. Chairman Lomenzo opposed that the tree has living parts and should not come down. Josh Crowell motions to accept the application as presented seconded by Gary Barber.

APPLICATION APPROVED: VOTE 3-2.

- 10. Russ Cox** – Addition (add deck to front & rear of house) at 11 Olivia Walker Way, South Dennis (M183-38). George Avery present for application. No abutters present. Commissioner Josh Crowell thought the decks meet the requirements of the act, Frank Ciambriello was opposed saying the deck in front was too big. Bill Bohlin agreed that the decks meet all requirements and you would not even see it at ground level. Chairman Lomenzo agreed that the deck in front was too big and could the size be changed proportions do not fit the house, the back deck was okay. Gary Barber motioned for the application be continued so George Avery could talk to his clients about changing the size of the deck seconded by Josh Crowell.

APPLICATION CONTINUED: VOTE 5-0.

- 11. Peter McGleughlin** – Addition to existing residence at 38 Whig Street, Dennis (M349-4). Eric Bourassa was present for the application. No abutters present. Commissioner Bill Bohlin states application is completely inappropriate, the skylights, sliders glass doors. Frank Ciambriello added the application is not clear, Josh Crowell thinks the barn is too high and too victorian and does not blend well, Chairman Lomenzo stated the barn is completely inappropriate, design elements not in keeping with historic. Bill Bohlin motions to withdraw the application without prejudice redo the application with feedback seconded by Josh Crowell.

APPLICATION WITHDRAWN: VOTE 5-0.

- 12. Neal & Melanie Carlson** – Addition (deck & pergola) at 91 Quivet Drive, East Dennis (M362-49). Melanie Carlson was present for the application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application as presented seconded by Bill Bohlin.

APPLICATION APPROVED: VOTE 5-0.

- 13. Richard Welch/New Welch Realty Trust** – Single Family Home at 9 Mark Way, Dennis (M383-3). Robin Wilcox was present for the application. Abutters present (2) 1. Christine Bartley commented the house is too big for the location and does not meet setbacks, the house will be 15' from the road, that is way too close to existing properties, house does not meet historic guidelines. 2. Jane McGinnis commented to the Historic Committee the effect the salt filtration pool will have on the fragile coastal bank and the case does not meet thr requirements of the act. Bill Bohlin likes the style of the house is appropriate but has concerns on the size of the house, Gary states that a stockade fence is shown on the plan but not on the application, Frank Ciambriello would like to see revised plans showing deck supports and railings, and that the house can be downsized for the lot, Chairman Lomenzo suggests to continue the application so a site visit can be done to address the questions of size and location set a date for July 26. Frank Ciambriello motions to continue the application without prejudice seconded by Bill Bohlin.

APPLICATION CONTINUED: VOTE 5-0.

- 14. Anthony & Cynthia Estaphan** – Alterations (change bay window to triple double hung windows) at 25 Davidson Avenue, South Dennis (M185-52). Anthony Estaphan was present for the application. Anthony & Cynthia Estaphan present for the application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application as presented seconded by Bill Bohlin.

APPLICATION APPROVED: VOTE 5-0.

15. Paul Paslaski – Alterations (increase deck & add outside shower) at 91 Long Hill Road, Dennis (M285-60). Joseph Palino was present for the application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application as presented seconded by Bill Bohlin.

APPLICATION APPROVED: VOTE 5-0.

16. Wanita Downey – Addition (at right rear) at 30 Hawthorn Street, South Dennis (M166-66) Wanita Downey was present for the application. No abutters present. All committee members were in agreement with application presented, Frank Ciambriello motioned to accept application as presented seconded by Gary Barber.

APPLICATION APPROVED: VOTE 5-0.

17. Jorge & Susan Fernandez – Alterations (add door & porch to previously approved plans) at 779 Old Bass River Road, South Dennis (M310-44). George Davis was present for application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application as presented seconded by Bill Bohlin.

APPLICATION APPROVED: VOTE 5-0.

18. Kathy Saunders – Alterations (replace 4 windows) at 65 Lombardi Heights Road, Dennis (M325-12). Robert Morrison was present for application. No abutters present. All committee members were in agreement with application presented, Josh Crowell motioned to accept application as presented seconded by Bill Bohlin.

APPLICATION APPROVED: VOTE 5-0.

19. Paul White – Addition (front porch) at 15 Peter Road, Dennis (M389-31). Jared Reeves and Paul White were present for the application. No Abutters present. Frank Ciambriello motioned to accept application with a change to raise the pitch on the roof to give it an appearance of more length seconded by Josh Crowell.

APPLICATION APPROVED: VOTE 5-0.

- Frank Ciambriello motioned to adjourn the meeting at 9:09 PM seconded by Josh Crowell.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

Mary Lou Hammond, Secretary



MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: June 22, 2011

Present: Vice-Chairman Josh Crowell, Commissioners Frank Ciambriello, Bill Bohlin, Gary Barber and Robert Waldo.

Absent: Chairman Peter Lomenzo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of June 8, 2011: Bill Bohlin motioned to accept the minutes as presented seconded by Frank Ciambriello. **MINUTES APPROVED; VOTE 4-0 (Waldo abstained.)**

Continued Application:

1. **Ronald Bartolini** – Fence at 4 Redwood Lane, Dennis (M302-21). James Bartolini was present for the application. Mr. Bartolini stated the homeowner has decided that he will keep the trees as requested and would like to install a board fence. Commissioner Bohlin felt the fence would still be visible behind the trees, but he would be okay with the fence. Commissioner Ciambriello did not feel the fence was appropriate and suggested a 3 ½' to 4' tall fence instead. Mr. Bartolini stated the homeowner wanted the 6' fence for privacy. There was some discussion among the committee members and it appeared that the vote would be split and Vice Chairman Crowell stated explained to Mr. Bartolini that he could opt for another continuation to allow a vote that would not end in a tie. Mr. Bartolini agreed. Bill Bohlin motioned to allow the applicant to continue seconded by Frank Ciambriello. **APPLICATION CONTINUED; VOTE 4-0.**
2. **David & Eileen Whalen** – Accessory Structure at 53 Chandler Drive, South Dennis (M164-147). David Whalen was present for the application. No abutters were present. Commissioner Ciambriello did not feel the application was correct stating the structure was a shed as it larger than a typical shed. Mr. Whalen stated it would be comparable to a barn. Commissioner Bohlin suggested changing the application to read "barn" on application. Gary Barber motioned to accept the application with the applicant changing the term shed to barn seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

Regular Meeting:

1. **George Cunningham** – Addition (between house & garage) at 46 Corporation Road, Dennis (M370-24). A completed Certificate of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. David Olson was present for the application. No abutters were present. Mr. Olson submitted new plans with some minor changes. All the committee members were in agreement with the proposed addition, Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
2. **Ernie Johnson** – Single Family Home at 4 Barlee Way, Dennis (M352-42). A completed Certificate

of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. Ernie Johnson was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

3. **Andrea Foster** – Addition (to existing deck) at 22 Old Sailors Way, South Dennis (M160-112). A completed Certificate of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. Ms. Foster asked the committee to allow her application to be continued. Bill Bohlin motioned to allow the applicant to continue her application until July 13, 2011 seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
 4. **Tracy Harvey** – Fence at 17-19 Bay View Road, Dennis (M345-98). A completed Certificate of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. Jim Harvey was present for the application. No abutters were present. Mr. Harvey explained that he needs the 6' scalloped stockade for privacy, protection for his children, and keeping large dogs in the yard. Commissioners Waldo, Bohlin and Ciambriello all felt there was a lot of fence. Commissioner Ciambriello suggested installing a 4' high fence and a separate area for a dog run. Mr. Harvey did not feel the dog run would work for his dogs. He also mentioned a neighboring house has a similar style fence and thought it would be appropriate. Vice-Chairman Crowell explained options Mr. Harvey would have regarding his application. Mr. Harvey asked to have the application continued so he could discuss the matter with his family. Bill Bohlin motioned to allow the application to be continued seconded by Frank Ciambriello. **APPLICATION CONTINUED: VOTE 5-0.**
 5. **Stephen O'Leary & Stephen Hoxie** – Demolition of an existing garage at 9 & 15 Scarsdale Road, Dennis (M370-3 & 370-4). A completed Certificate of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. Stephen O'Leary was present for the application. No abutters were present. Mr. O'Leary explained to the committee the garage sits on both properties. All the committee members were in agreement with the proposed demolition. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
 6. **James & Karen Goode** – Demolition of a single family home at 1447 Route 6A, East Dennis (M377-9). A completed Certificate of Appropriateness was received on June 22, 2011. The documents are available for review in the Building Department. Karen Goode was present for the application. No abutters were present. Commissioner Bohlin noted there is a small shed on the property and asked if that was to be removed as well. Mrs. Goode said it is to be removed – it was a chicken coop. Commissioner Ciambriello questioned the size of the shed/chicken coop. Mrs. Goode didn't feel the shed/coop was much larger than 8' X 10'. Commissioner Ciambriello asked Mrs. Goode to note the size of the shed on the Certificate of Appropriateness for the demolition. Frank Ciambriello motioned to accept the application with the applicant verifying the size of the shed with the Historic office seconded by Robert Waldo. **APPLICATION APPROVED; VOTE 5-0.**
- Bill Bohlin motioned to adjourn the meeting at 6:48 PM seconded by Bob Waldo. **MEETING ADJOURNED; VOTE 5-0.**

Josh Crowell, Vice-Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: June 8, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, & Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, June 8, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Minutes: Approve minutes of May 25, 2011 – Bill Bohlin motioned to accept the minutes of May 25, 2011 seconded by Gary Barber. **MINUTES APPROVED; VOTE 5-0.**

Continued Applications:

1. **Jonathan Cue/Beverly Cue Revocable Trust** – Alterations (add additional deck to existing deck & add roof; rebuild existing deck) at 80 Hillside Drive, East Dennis (M358-38). No one was present for the application. No abutters were present. The committee waited until the end of the meeting to decide on this application. Since there was no one present to represent the application, the committee decided to deny the proposed alterations. Bill Bohlin motioned to deny the application seconded by Josh Crowell. **APPLICATION DENIED; VOTE 5-0.**
2. **William Latimer** – Tree Removal at 946 Route 6A, Dennis (M372-4). Chairman Lomenzo recommended allowing this application to be withdrawn without prejudice until all parties are available. He would like to see the owners of the right of way apply for the removal of the tree without being recharged for the application. Bill Bohlin motioned to allow the application to be withdrawn without prejudice and to allow the owners of the right of way to re-apply without a fee seconded by Gary Barber. **APPLICATION WITHDRAWN; VOTE 5-0.** John Holbrook (agent for the owners of the right of way arrived after the committee voted. Chairman Lomenzo explained to him what took place and he agreed to reapply at a later date.

Regular Meeting:

1. **Martin & Connie Daly** – Alterations (extend existing deck/outside shower) at 21 Greenland Circle, East Dennis (M317-25). A completed Certificate of Appropriateness was received on May 9, 2011. The documents are available for review in the Building Department. Connie Daly was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Commissioner Ciambriello noted the engineered plan & the drawn plan don't agree. After some discussion it was determined the engineered plan was not up to date and the committee had Mrs. Daly remove it. Frank Ciambriello motioned to accept the application with the engineered plan removed seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
2. **Town of Dennis/Corporation Beach** – Demolition of an existing bathhouse at 0 Corporation Road, Dennis (M402-1). A completed Certificate of Appropriateness for demolition was received on May 16,

2011. The documents are available for review in the Building Department. Kurt Raber, Dustin Pineau & some beach committee members were present for the application. No abutters were present. Commissioner Ciambriello stepped out because he voted against the new bathhouse at Town Meeting. Commissioner Crowell believed the building to be older than was stated on the application. Commissioner Barber disclosed that as a member of the buildings committee he has had meetings with Mr. Raber and the beach committee regarding this project. Bill Bohlin motioned to accept the application seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0.**

- 3. Town of Dennis/Corporation Beach** – Commercial Building (new bathhouse) at 0 Corporation Road, Dennis (M402-1). A completed Certificate of Appropriateness was received on May 16, 2011. The documents are available for review in the Building Department. Kurt Raber, Dustin Pineau & some Beach Committee members were present for the application. No abutters were present. Mr. Raber described the proposed building and the 'new' location. He also explained the building will have a basement for added storage and they will be adding two walkways. He also explained the bidding process requires allowing three similar products for the project, but he will notify the committee of any/all changes. Commissioner Barber suggested using a picket fence rather than the stockade to allow sand to pass through. Commissioner Bohlin thought the overhead door would be visible from Corporation Road and asked if it could be moved to the east side of the building. Mr. Rayburn explained the driveway is skewed to try to hide the garage doors/driveway. Moving it would make access very difficult. Chairman Lomenzo agreed with the visibility of the garage doors; he suggested a change to the style of garage doors. He also asked if anyone considered solar panels on the south facing roof of the new building. Mr. Pineau stated he and the committee were amenable to changing the style of the door, but did note that it would be very difficult to change or move it. Chairman Lomenzo asked what could be done with the mass and plainness at the rear of the building. Mr. Raber explained that he could break the roof line and create a jog with the center mass, but the building was designed with security in mind. Also he will have to appear before the conservation commission and he is not sure what plantings they may require. The committee decided they were okay with the design of the building as it is, the only request they had was for the Beach Committee to show them the garage door/style to the board before installation. Bill Bohlin motioned to accept the application as presented with the Beach Committee (or a representative) come before the board with the style of garage door seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0.**
- 4. Ronald Bartolini** – Fence at 4 Redwood Lane, Dennis (M302-21). A completed Certificate of Appropriateness was received on May 10, 2011. The documents are available for review in the Building Department. James Bartolini was present for the application. No abutters were present. Mr. Bartolini is asking to install 80 feet of fence along the tree line, with the trees to be removed. Commissioner Ciambriello asked Mr. Bartolini to consider another style of fence. Commissioners Bohlin and Barber would both like to see the trees to remain. Chairman Lomenzo feels the fence is inappropriate and would rather see plantings than a fence. Chairman Lomenzo suggested Mr. Bartolini speak with his client and see what he would be agreeable to and come back before the board. Bill Bohlin motioned to accept the applicants request to continue the application seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 5. Kevin Wolf** – Fence (gate across driveway) at 54 Whig Street, Dennis (M349-7). A completed Certificate of Appropriateness was received on May 11, 2011. The documents are available for review in the Building Department. Joe McLaughlin was present for the application. No abutters were present. Commissioner Bohlin felt the post to the left seems to end in the middle of nowhere; just ends in the vegetation. Commissioners Crowell and Ciambriello would both like to see an open style fence and possibly a shorter fence. Mr. McLaughlin offered to lower the scallop from 6'4' to a 5'3' gate to help with the view. Chairman Lomenzo agreed with the look of the poles just ending within the vegetation. He suggested a 3' gate, then the yard is visible from a car. There was some discussion whether an open style fence or a flat board style fence should be used. Bill Bohlin motioned to accept the application with a shiplapped, flat top style gate; 3 ft. high; painted dark green seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1** (Ciambriello against.)

6. **Donald Slocum** – Alterations (aluminum trim/vinyl siding under bay window/replace trim corners of porch) at 40 Blackfoot Way, East Dennis (M375-9). A completed Certificate of Appropriateness was received on May 13, 2011. The documents are available for review in the Building Department. Mark Baker was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
7. **Ray Eckel** – Demolition (of a one story ell only) at 4 Whig Street, Dennis (M328-1). A completed Certificate of Appropriateness was received on May 13, 2011. The documents are available for review in the Building Department. Sara Porter was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition of a one story ell. Frank Ciambriello motioned to accept the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
8. **Ray Eckel** – Addition at 4 Whig Street, Dennis (M328-1). A completed Certificate of Appropriateness was received on May 13, 2011. The documents are available for review in the Building Department. A completed Certificate of Appropriateness was received on May 13, 2011. The documents are available for review in the Building Department. Sara Porter was present for the application. No abutters were present. Commissioner Barber questioned the outside shower shown on the plans. Ms. Porter stated it is going in the same location as the existing outside shower. There was some discussion regarding the directional notation on the plot plan. Frank Ciambriello motioned to accept the application as presented with a new site plan submitted with the corrected direction. **APPLICATION APPROVED; VOTE 5-0.**
9. **Stephen O’Leary** – Single Family Home at 34 Brandt Road, Dennis (M369-33). A completed Certificate of Appropriateness was received on May 13, 2011. The documents are available for review in the Building Department. Chairman Lomenzo stepped out for the application. Stephen O’Leary was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family house. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 4-0.** (Lomenzo returned to the meeting.)
10. **Bob Laliberte** – Alterations (remove screens/railings add windows to existing enclosed porch) at 35 Strawberry Lane, Dennis (M289-53). A completed Certificate of Appropriateness was received on May 16, 2011. The documents are available for review in the Building Department. Eric Oman was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATIONS APPROVED; VOTE 5-0.**
11. **Eric Diddell** – Alterations (add decks/landscaping) at 8 Bay View Ave, Dennis (M404-12). A completed Certificate of Appropriateness was received on May 16, 2011. The documents are available for review in the Building Department. Eric Oman was present for the application. Mr. Oman explained the previous building projects done on this property and after some discussion with the Building Commissioner, he has decided to come before OKH to clean up the files. Bill Monahn of 4 Bay View Ave. has many concerns regarding the building and ongoing conservation issues. He stated they would like to see the decks removed from the property lines and the wall and fence removed as well. Mr. Oman did not the stone wall is existing and the fence was removed from the plans per a conservation request. Commissioner Bohlin is not comfortable voting until the legal issues are resolved. Commissioner Ciambriello confirmed that all the work is being brought up to code per the request of the building department and he asked Mr. Oman to submit an “as built” for the historic file explaining the work done when all is completed. Commissioner Barber was okay with the alterations (decks) as they will not be visible. There was much discussion regarding the lack of applications and when/what was built. Frank Ciambriello motioned to accept the application as presented with an “as built” submitted by Eric Oman upon completion of the work seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1**(Bohlin against).

- 12. Barbara Wetzel** – Alterations to main house (add porches, new windows, siding, re-roof & roof changes) and guest house (changes to screened porch, new windows, siding, re-roof) at 81 Jericho Road, Dennis (M385-39). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Attorney Lester Murphy, and Ben and Denise Thompson were present for the application. Commissioner Ciambriello expressed his concern and objected that the main house and the guest house are on the same application. Mr. Thompson described the all the proposed changes to take place at the main house and the guest house. All the committee members (except Commissioner Ciambriello) were in agreement with the proposed alterations. Mr. Thompson noted that there was a slight change to the plans due to the setback requirements from the coast line. He submitted new plans to the committee to reflect that change. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-1** (Ciambriello against.)
- 13. Barbara Wetzel** – Alterations to garage at 81 Jericho Road, Dennis (M385-39). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Attorney Lester Murphy, and Ben and Denise Thompson were present for the application. Mr. Thompson noted the addition of a open shed to the east side of the building. All the committee members were in agreement with the proposed alterations to the detached garage. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 14. Joseph Resendes** – Single Family Home at 19 Dr. Stanton Road, Dennis (M333-46). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Jim Hagerty was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 15. Dan & Sherry Coletti** – Single Family Home at 58 Dr. Stanton Road, Dennis (M333-59). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Jim Hagerty was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 16. David & Eileen Whalen** – Accessory Structure at 53 Chandler Drive, South Dennis (M164-17). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. No one was present for the application. Bill Bohlin motioned to continue the application until the June 22, 2011 meeting seconded by Josh Crowell. Chairman Lomenzo amended the motion to include that Mr. Whalen needs to sign the form to continue his application by Friday, June 10, 2011 or the application is denied. **APPLICATION CONTINUED; VOTE 5-0.**
- 17. Christopher Weeks** – Alterations (vinyl siding) at 162 South Yarmouth Road, Dennis (M255-20). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Christopher Weeks was present for the application. No abutters were present. All the committee were in agreement with the proposed alterations. Josh Crowell motioned to accept the application seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
- 18. Housing Assistance Corp.** – Demolition of a Multi-family Dwelling (Building 1) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Richard Fenuccio and Kate Ferriera were present for the application. Mr. Fenuccio explained all the buildings to be demolished on the property. Buildings 1 through 4 are multi-family buildings and the building 5 is a shed. All the committee members were amenable to voting on all the applications at the same time. Gary Barber

motioned to accept the applications to demolish all the above mentioned buildings seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

19. **Housing Assistance Corp.** – Demolition of a Multi-family Dwelling (Building 2) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #18. **APPLICATION APPROVED; VOTE 5-0.**
20. **Housing Assistance Corp.** – Demolition of a Multi-family Dwelling (Building 3) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #18. **APPLICATION APPROVED; VOTE 5-0.**
21. **Housing Assistance Corp.** – Demolition of a Multi-family Dwelling (Building 4) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #18. **APPLICATION APPROVED; VOTE 5-0.**
22. **Housing Assistance Corp.** – Demolition of a Shed (Building 5) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #18. **APPLICATION APPROVED; VOTE 5-0.**
23. **Housing Assistance Corp.** – Community Building (Building #1) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. Richard Fenuccio and Kate Ferriera were present for the application. Mr. Fenuccio explained all the buildings to be built on the property. There will be a total of nine (9) buildings; a community building and eight multi-family units. Mr. Fenuccio explained these applications are for the buildings listed not any of the site amenities (gazebo, maintenance shed, lighting and landscaping); those items will be presented on a future application. Mr. Fenuccio explained the entrance could not be moved because of the proximity of Old Chatham Road and the large trees existing on the property. The size of the cul-de-sac was increased for fire truck access. The road to access the buildings has been moved closer to road (it is within 100' of Route 134). The Community Building will be painted white. He also checked into intergrated solar panels/roof shingle; the technology is not quite ready and they are cost prohibitive. At this time HAC is looking for conditional approval for the solar panels. Chairman Lomenzo stated that all nine buildings have been reviewed individually by each committee member and asked if they would agree to approve all the buildings at the same time. Frank Ciambriello motioned to approve all the applications for the new buildings with Mr. Fenuccio supplying a letter explaining all the future projects that will come before the board at a later time seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
24. **Housing Assistance Corp.** – Multi-Family Unit (Building #2) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
25. **Housing Assistance Corp.** – Multi-Family Unit (Building #3) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
26. **Housing Assistance Corp.** – Multi-Family Unit (Building #4) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**

27. **Housing Assistance Corp.** – Multi-Family Unit (Building #5) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
28. **Housing Assistance Corp.** – Multi-Family Unit (Building #6) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
29. **Housing Assistance Corp.** – Multi-Family Unit (Building #7) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
30. **Housing Assistance Corp.** – Multi-Family Unit (Building #8) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**
31. **Housing Assistance Corp.** – Multi-Family Unit (Building #9) at 812 Route 134, South Dennis (M203-50). A completed Certificate of Appropriateness was received on May 17, 2011. The documents are available for review in the Building Department. See item #23. **APPLICATION APPROVED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: May 25, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, & Robert Waldo

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, May 25, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of May 11, 2011: Commissioner Ciambriello noted that item #5 should be amended and the wording changed. Frank Ciambriello motioned to accept the minutes as amended seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0-1(Waldo abstained.)**

Continued Meeting:

1. **William Latimer** – Tree Removal at 946 Route 6A, Dennis (M372-4). Mr. Latimer submitted a request to continue the application until June 8, 2011. Mr. Holbrook told the committee he felt the continuance should be denied and the committee should rule on removing the tree. Commissioner Bohlin asked about the proposed meeting between neighbors; Chairman Lomenzo stated because no other representatives were present the committee could not discuss what may or may not have taken place. Bill Bohlin motioned to accept Mr. Latimer's request to continue the application seconded by Frank Ciambriello. Upon further discussion; Chairman Lomenzo stated he would like to have the application amended to have the owner(s) of the right of way transfer the application to their name(s). He suggested it be done at the next meeting. Commissioner Barber also feels the committee should only listen to discussion regarding taking the tree down and not about replacing the tree. **APPLICATION CONTINUED; VOTE 5-0.**

Regular Meeting:

1. **Steven Campbell** – Accessory Structure (shed) at 5 Colonial Road, South Dennis (M170-138). A completed Certificate of Appropriateness was received on April 25, 2011. The documents are available for review in the Building Department. Steven & Patricia Campbell were present for the application. No abutters were present. Commissioner Waldo stepped out for the application. Commissioner Barber felt the shed appears in the front yard. Mr. Campbell explained the orientation of the house on the lot; the 'front' of the house faces Bayview Circle. Commissioners Bohlin & Crowell expressed concern with the location of the new shed. Commissioner Ciambriello said that if the committee goes by the address, it appears that the shed is in the front yard. Chairman Lomenzo explained the shed cannot be forward of the front line of the house. Mr. Campbell asked where they could place the new shed. There was some discussion of placement of the shed. Chairman Lomenzo suggested that Mr. & Mrs. Campbell step out of the meeting, discuss where they would like to place the shed, and come back to the front of the room and the committee would finish hearing the application. When the Campbell's returned, they decided to place the new shed in the same location as the previous shed. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

2. **Angela DeSimone** – Addition (family room) at 44 Lady Slipper Drive, East Dennis (M261-59). A completed Certificate of Appropriateness was received on April 28, 2011. The documents are available for review in the Building Department. Angela DeSimone and Tim Brennan were present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
3. **Suzanne Genest** – Addition (gabled dormer w/ balcony on front & shed dormer on rear) at 3 Sesuit Road, East Dennis (M420-17). A completed Certificate of Appropriateness was received on April 28, 2011. The documents are available for review in the Building Department. Walter Yaroush was present for the application. No abutters were present. Mr. Genest explained the homeowner was adding a gable dormer with a balcony on the front elevation and a shed dormer on the rear of the house. Chairman Lomenzo felt the 4 curved windows were not appropriate and he did not think the roof on the small dormer was not appropriate. Commissioner Ciambriello suggested a Nantucket style dormer to soften to the look. Mr. Yaroush explained the gabled dormer is needed to install the doors. Commissioner Barber suggested a flat roof and installing a railing to make a false widows walk. Mr. Yarmoush agreed to the false widows walk and agreed to squaring the arched windows. Gary Barber motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
4. **Fred & Beverly Petti** – Alterations at 41 North Side Drive, East Dennis (M357-28). A completed Certificate of Appropriateness was received on April 29, 2011. The documents are available for review in the Building Department. Aaron Roderick of Capizzi Home Improvement was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
5. **Joe & Beverly Dunn d/b/a Summer Stock** – Sign at 36 Hope Lane, Dennis. A completed Certificate of Appropriateness was received on May 1, 2011. The documents are available for review in the Building Department. Joe & Beverly Dunn were present for the application. No abutters were present. Mr. Dunn noted the previous logo will be replaced with the new logo and the size of the sign is to remain the same. All the committee members were in agreement with the new sign. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
6. **Ed & Jean Sinofsky** – Addition (Four Season Sunroom on part of existing deck) at 152 Whittier Drive, Dennis (M225-112). A completed Certificate of Appropriateness was received on May 2, 2011. The documents are available for review in the Building Department. Ken Long was present for the application. No abutters were present. Mr. Long described how the proposed four season room will be placed on the existing deck. Commissioner Barber asked if the sunroom will be sided in wood or aluminum clad? Mr. Long stated it would be sided with shingles. Commissioner Ciambriello noted the plans need to be clearer with more detail. Chairman Lomenzo stated the application could be approved conditionally on receiving new drawings. Commissioner Bohlin also noted the overall length and width dimensions are needed as well. Frank Ciambriello motioned to accept the application with the condition that complete elevation drawings be submitted within one week to the historic office or the application will be denied seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
7. **Wheatley Estate/Seashore Homes, Inc** – Single Family Home at 49 Signal Hill Road, Dennis (M306-33). A completed Certificate of Appropriateness was received on May 3, 2011. The documents are available for review in the Building Department. Dennis and Deborah Mason were present for the application. No abutters were present. Commissioner Barber expressed concern with the arches over the garage doors and windows. Commissioner Bohlin feels the house needs a center chimney; he does not object to the arches. Commissioner Ciambriello suggested using transoms instead of arches. He also asked if there were going to be shutters on the house (No). Commissioner Waldo asked how high will the foundation will be out of the ground. Mr. Mason shared a topographical map

with the committee and explained the grade and what part of the lot will be cleared. Commissioner Ciambriello asked if the foundation exposure will be 8" (yes). Chairman Lomenzo agrees that the house needs a center chimney because of the length of the house, but is ok with the arches. There was much discussion regarding the chimney. Bill Bohlin motioned to accept the application with a center chimney added seconded by Robert Waldo. APPLICATION TIED; VOTE 3-3 (Barber, Ciambriello & Crowell against). Another motioned was made: Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. APPLICATION TIED; VOTE 3-3(Bohlin, Waldo & Lomenzo). Chairman Lomenzo stated that a tied typically goes to the board, but after some thought realized that he had made a procedural error. Commissioner Waldo at this time is considered an alternate and his vote is only valid if another member has to step out or if they are absent. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 3-2 (Bohlin & Lomenzo against.)

8. **Robin Searles** – Alterations (windows) at 35 Old Mayfair Road, South Dennis (M171-42). A completed Certificate of Appropriateness was received on May 3, 2011. The documents are available for review in the Building Department. Jim Passinisi of Home Depot was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
9. **David & Eileen Whalen** – Single Family Home at 53 Chandler Drive, South Dennis (M164-17). A completed Certificate of Appropriateness was received on May 3, 2011. The documents are available for review in the Building Department. Commissioner Barber expressed concern regarding the arch over the front door. Commissioner Bohlin asked about the side lights on one side of the front door. Mr. Whalen stated space inside the house would not allow for side lights on both sides. Commissioner Bohlin suggested removing the side lights and centering the door. He thought the door was too busy with the oval door, the leaded glass and the sidelights. Commissioner Ciambriello also felt the arch over the door and the arch in the fascia board should be removed. Chairman Lomenzo also felt the front door, the arch and the side light were not appropriate. Mr. Whalen asked the committee about putting in a transom above the door, straightening the fascia board, eliminating the side light, and changing the front door. He suggested a 6 panel door with transom and no side light. Frank Ciambriello motioned to accept the application with the door being changed to a 6 panel door; installing a transom window above the door; and no side light seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
10. **Jorge & Susan Fernandez** – Alterations (deck & handicap ramp) & Addition (to rear of garage) at 779 Old Bass River Road, Dennis (M310-44). A completed Certificate of Appropriateness was received on May 3, 2011. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed alterations. Commissioner Ciambriello noted then plans submitted were 1/8" scale and requested a set of 1/4" scale plans to be submitted. Frank Ciambriello motioned to accept the application with 1/4" scale plans be submitted to the historic office within one week. **APPLICATION APPROVED; VOTE 5-0.**
 - An exemption for 17 Deacon Joseph was submitted regarding an outside shower to be built on the right side elevation. A letter was submitted by Robert Waldo (an abutter) asking the committee to reconsider the shower because it is too close to the lot line. The committee felt the application should come to the board on a full application and the request for the exemption was denied. Frank Ciambriello motioned to deny the exemption seconded by Bill Bohlin. **EXEMPTION DENIED; VOTE 4-1(Crowell against).**
 - Chairman Lomenzo announced the Committee will be conducting a workshop on June 15, 2011 on alternative energy. The workshop is open to the public.
 - Chairman Lomenzo also noted he would like to explore the possibility of creating an exempt area from Route 6 to Setucket Road. This will be discussed at a later time.

- Josh Crowell motioned to adjourn the meeting at 8:06PM seconded by Bill Bohlin. **Meeting Adjourned 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: May 11, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber.

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, May 11, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of April 27, 2011: Commissioner Ciambriello noted a correction to the minutes regarding the Evangelical Free Church. The white pipe railing should be 1¼". Bill Bohlin motioned to accept the application as amended seconded by Josh Crowell. **MINUTES APPROVED; VOTE 4-0-1**(Ciambriello abstained).

Continued Application:

1. **Michael & Kelly Chase** – Fence at 19 Mayfair Road, South Dennis (M172-158).). A completed Certificate of Appropriateness was received on April 4, 2011. The documents are available for review in the Building Department. Michael & Kelly Chase and Sean Case of ProFence were present for the application. Mrs. Chase told the committee she would like to install the 6' cedar board scalloped fence with caps on the corners. She explained her issues and reasons for this particular style of fence. She also had a petition signed by all her abutting neighbors stating they are supportive of the proposed fence. Her major concern is safety for her children. Commissioner Bohlin still felt it was a lot of fence – he suggested other styles to help avoid the 'solid' wall appearance. Commissioner Crowell felt he could live with what has been proposed. Commissioner Ciambriello suggested a 5' white picket along front of the house and transition from 5' up to 6' on the sides. Chairman Lomenzo offered a suggestion of moving the gate and fence to the corner of the sunroom on the left side of the house; on the right side, going straight back off the garage and then cross back to the side then scallop the sides and back. There was some discussion regarding fence styles and types. Bill Bohlin motioned to amend to the application for the fence to be installed with a 5' picketed gate fence beginning off the back corner of the porch and continue to the property line, around the yard up to the rear of the garage and ending with another 5' picketed gate fence. The first 2 sections of the scalloped board fence will be 5' high; the third section will transition to 6' with the 6' fence continuing around the property seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0**

Regular Meeting:

1. **Bob & Paula McMurty** – Demolition of Single Family Home at 95 Wild Hunter Road, Dennis (M347-16). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Bob McMurty and Vin Ubertini were present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition of the single family home. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

2. **Bob & Paula McMurtry** – Demolition of 2 Car detach garage at 95 Wild Hunter Road, Dennis (M347-16). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Bob McMurtry and Vin Ubertini were present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition of the detached 2 car garage. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
3. **Bob & Paula McMurtry** – Single Family Home at 95 Wild Hunter Road, Dennis (M347-16). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Bob McMurtry and Vin Ubertini were present for the application. No abutters were present. Mr. McMurtry noted he would like to change the door color to Country Redwood. All the committee members were in agreement with the proposed single family home. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
4. **Timothy Chicoine** – Addition at 97 Charles Street, South Dennis (M197-98).). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Timothy Chicoine was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
5. **William Latimer** – Tree Removal at 946 Route 6A, Dennis (M372-4). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. John Holbrook of Sav-a-tree was present for the application (representing Ann Ranstrom). Mr. Holbrook read from a report that he wrote up concerning the condition of the tree. Chairman Lomenzo stated that he met with both John Holbrook and William Latimer in January and suggested that they come to a meeting. Mr. Latimer (abutter to the cottage owners who want the tree removed) sent information to the committee prior to the meeting for review. He stated his reasons for not removing the tree: a) the tree still blooms and there have not been any issues with the tree during any recent storms; b) if the tree is to come down he will replace it with another in the same spot; c) the neighbors who use the right of way are trying to obtain a second driveway to cottages in the rear of the property; d) he bought a historic house in a historic area on purpose and wants to preserve things as they are. Jane Pine Wood of 956 Route 6A agreed with Mr. Latimer. Her home was built in 1807 and has been family owned and none of those former owners recall a driveway (or right of way) where the tree sits. Ann Ranstrom of 952 Route 6A, Cottage #3 stated that the land court made a decision to grant the right of way to the owners of the cottages at 952 Route 6A which has been used since 1902. Chairman Lomenzo stated the pervuew of the committee is the tree and the landscape of the tree, not land court issues. Mr. Holbrook stated he fees that 6A really needs shade trees and they are very much lacking. Commissioner Bohlin feels the tree should remain. Commissioner Crowell feels if the tree is compromised, it should be removed. Frank Ciambriello said he would be hesitant to make a decision because of the legalities associated with the property. Commissioner Barber felt that other trees will fill in where the existing tree is if/when it is taken down; be he feels the tree should come down. Chairman Lomenzo would like to keep the tree as long as possible. He did ask what kind of life is left to the tree. Mr. Holbrook said he used a resistograph to read information regarding the tree and feels it's a risk to human life to leave the tree in place. He also offered Mr. Latimer two trees in place of the one to be removed. Mr. Latimer stated the real issue is not the tree, the issue is the secondary driveway. Chairman Lomenzo remind the applicants the committee's concern according to the Act is the safety of the community. Commissioner Ciambriello suggested this application be continued so the applicant and the neighbors come up with a plan to solve the issues between them. Commissioner Crowell felt he was ready to vote because the land court has stated who owns the right of way and he feels the tree should come down. Commissioner Bohlin still feels the tree should remain. Commissioner Barber agreed with Commissioner Crowell that the tree should be removed and no new trees to be planted.

Mr. Holbrook stated that he stands by his report & knowledge and maintains the tree should come down. Mr. Latimer told the committee that he would be willing to have a meeting with all the neighbors involved. Frank Ciambriello motioned to allow the applicant to continue the to allow all involved to have a meeting seconded by Bill Bohlin. **APPLICATION CONTINUED; VOTE 4-1** (Crowell against).

6. **Betterwood Homes, Inc.** – Single Family Home at 35 Village Green, Dennis (M257-23). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Chuck Deluga was present for the application. No abutters were present. Commissioner Bohlin stated he felt the house should have a center chimney – even if was a ‘false’ chimney. There was some discussion among the committee members and Mr. Deluga. Mr. Deluga agreed to build a ‘false’ chimney; it would be centered over the door and will be a stucco finish. Bill Bohlin motioned to accept the application with the center chimney added seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
7. **Terry & Sheri McCoy** – Alterations (replace decking; enlarge upper level deck) at 16 Luscombe Lane, Dennis (M366-61). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Chuck Deluga was present for the application. No abutters were present. Mr. Deluga stated he would be replacing the lower pressure treated deck with Azek and the upper deck is being enlarged also using Azek. Commissioner Bohlin asked about lights that were drawn on the plans. Mr. Deluga stated those were not going to be installed; it should have been caps on the railings. Bill Bohlin motioned to accept the application with the lights removed from the plans seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
8. **Paul & Donna Durkee** – Alterations (re-side & new garage door) at 20 Friends Lane, South Dennis (218-17). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Paul Durkee and Dan Lovely were present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
9. **Janet Ward** – Partial Demolition of north façade & west façade at 61 Nobscussett Road, Dennis (M350-21). A completed Certificate of Appropriateness was received on April 20, 2011. The documents are available for review in the Building Department. Legare Cuyler and Ray Ward were present for the application. No abutters were present. Chairman Lomenzo is an abutter to the applicant, so he stepped out of the meeting. Mr. Cuyler explained the project; he is working with numerous rooflines and to better explained things, he enlarged the plans for the committee to understand better. All the committee members were in agreement with the proposed partial demolition. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
10. **Janet Ward** – Addition/Alterations at 61 Nobscussett Road, Dennis (M350-21). A completed Certificate of Appropriateness was received on April 19, 2011. The documents are available for review in the Building Department. Legare Cuyler and Ray Ward were present for the application. No abutters were present. Mr. Cuyler explained the new rooflines. Commissioner Bohlin asked about the proposed bumpout. He stated it will be very visible and felt it did not blend with the house. Commissioner Crowell shared a concern with the bumpout. He noted that a door facing the road was going to be removed, leaving no door facing Nobscussett Road. Commissioner Barber suggested changing the bumpout to a smaller bay window to mirror the larger bay. Mr. Cuyler agreed, but felt he would not be able to add flanker windows because it would only be a 2’ projection. Bill Bohlin motioned to accept the application with the bumpout changed to a small bay seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 4-0.** Chairman Lomenzo returned to the meeting.
11. **Jonathan Cue/Beverly Cue Revocable Trust** – Alterations (add additional deck to existing deck &

add roof; rebuild existing deck) at 80 Hillside Drive, East Dennis (M358-38). A completed Certificate of Appropriateness was received on April 21, 2011. The documents are available for review in the Building Department. Michelle Hague was present for the application. No abutters were present. Commissioner Ciambriello felt the second floor addition sticks out like a sore thumb. Ms. Hague stated that the additional deck does sit below the ridgeline and would not be visible from the road. Commissioner Barber asked if the roof can be tied into the house; as presented it looks like a tower. Commissioner Bohlin is bothered by the left elevation and he feels it would be very visible. He suggested removing the roof from the upper deck. Ms. Hague stated the homeowners wanted the roof for shade. Chairman Lomenzo feels the proposed deck is inappropriate and the design is not historically appropriate. He suggested a roof deck just below the ridgeline. Ms. Hague did not feel that would give the homeowners the view they are trying to achieve. The committee offered numerous suggestions. Ms. Hague asked if the application could be continued to give her and the Cue's time to consider some of these suggestions. Josh Crowell motioned to allow the application to be continued until June 8, 2011 seconded by Frank Ciambriello. **APPLICATION CONTINUED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: April 27, 2011

Present: Chairman Peter Lomenzo, Commissioners Josh Crowell, Bill Bohlin, Gary Barber and Robert Waldo

Absent: Commissioner Frank Ciambriello

Convened: 6:00 PM

- Minutes of April 13, 2011 – Bill Bohlin motioned to accept the minutes of April 13, 2011 seconded by Josh Crowell. **MINUTES APPROVED; VOTE 3-0-2(Barber & Waldo abstained.)**
 - Chairman Lomenzo explained the procedure of signing applications to the committee members. The applicants copy will be signed by all approving members during the meeting and remaining copies will be signed after the regular meeting concludes.
1. **Ann Jean Andreas** – Alterations (aluminum trim and vinyl siding) at 17 Danvers Lane, East Dennis (M318-29). A completed Certificate of Appropriateness was received on March 28, 2011. The documents are available for review in the Building Department. Mark Baker was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
 2. **Evangelical Free Church** – Addition (enclosed handicap ramp) at 14 Center Street, East Dennis (M397-11). A completed Certificate of Appropriateness was received on March 31, 2011. The documents are available for review in the Building Department. Chairman Lomenzo and Commissioner Bohlin both disclosed they are friends with Bob Borsari and never discussed this application with him. Commissioner Barber disclosed that he has spoken to members of the church regarding the lift that will be used with this project, but gave no opinions regarding the addition. Bob Borsari was present for the application. Mark Grant of 39 Pleasant Street is an abutter to the north. He feels the addition ties in nicely with the existing building. Chairman Lomenzo also read a letter from Shirley Hakula (a member of the East Dennis Ladies Aid Society) asking for the committee's support. Commissioner Barber asked what color the railing will be; he suggested using vinyl to disguise the railing. Joe Birchwood, an elder of the church, stated the committee involved in this project had not previously discussed anything regarding the railing. Commissioner Crowell asked if there was any lighting plan with this project. Mr. Borsari stated the only lighting will be what is inside the portico. Chairman Lomenzo noted that there is a large tree on the property that will screen much of the addition. He also asked if the basketball hoops on the property will remain. Mr. Birchwood told the committee the basketball hoops are removable, but they will stay. Commissioner Bohlin asked if the walks to the addition will be paved. Mr. Borsari stated yes and they will be tied in with the others. Commissioner Bohlin motioned to amend the application to include ¼" white pipe railing seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
 3. **Dianna St. Pierre** – Alterations (replace windows & vinyl siding) at 27 Alexander Drive, South Dennis (M211-7). A completed Certificate of Appropriateness was received on April 4, 2011. The documents are available for review in the Building Department. Peter Eastman was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh

Crowell. **APPLICATION APPROVED; VOTE 5-0.**

4. **Michael & Kelly Chase** – Fence at 19 Mayfair Road, South Dennis (M172-158). A completed Certificate of Appropriateness was received on March 28, 2011. The documents are available for review in the Building Department. Mr. & Mrs. Chase were present for the application. No abutters were present. The committee members were concerned with the large amount of fence in the neighborhood. Commissioner Barber suggested changing the fence to a cedar with lattice on top. Commissioner Barber suggested using a picket fence so it can be seen through. Chairman Lomenzo asked the Chase's if they had considered other types of fence such as chainlink, split rail, etc. just so there would not be so much cedar fencing. After some discussion and suggestions, Chairman Lomenzo suggested that the Chase's go into another room and discuss their options before jumping into a decision. When the Chase's returned to the meeting they had discussed installing a 5' scalloped fence because the other choices would not help them achieve the privacy and protection they are looking for. Commissioner Bohlin suggested some type of picket or offset board fence they would afford them privacy, but would not look like a solid cedar board fence. After some discussion, it was suggested that the Chase's continue their application so they could look into other options. Gary Barber motioned to continue the application seconded to Bill Bohlin. **APPLICATION CONTINUED; VOTE 5-0.**
5. **Verizon** – Alterations (remove window & replace with louver) at 1139 Route 6A, East Dennis (M390-35). A completed Certificate of Appropriateness was received on April 5, 2011. The documents are available for review in the Building Department. Commissioner Barber stated he knew the applicant from previous work he had done in Western Mass. Sandy Lake and Mike Morrison were present for the application. No abutters were present. Ms. Lake explained that Verizon is installing a small a/c unit inside the building and the window is going to be changed to a louver to allow ventilation. Originally they were proposing black louvers, but now they would like to propose a white louver. Commissioner Waldo asked if the louver would be operable? Ms. Lake stated it was a standing louver. Commissioner Crowell noted the building has been constructed to resemble a house and wants to know if the louver could be moved to either end and be "hidden". Ms. Lake stated they had looked at many options and because they was things are situated inside this is the only available location. Chairman Lomenzo doesn't feel a black louver in appropriate, nor is a louver window. He asked if there was a way to "dummy" in grills. Ms. Lake noted there were plantings along a fence and they had been cut down and they would be willing to return the plantings along the fence area. Commissioner Barber suggested removing the shutters and making it resemble closed shutters in place of the former window. Commissioner Bohlin also felt adding the plantings was in order as well. Gary Barber motioned to accept the application with the front louver be replaced with 2 pieces painted black to resemble closed shutters and native plantings added along the fence seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
6. **Linda Baroncelli & Alison Thorne** – Alterations (reside w/Hardie Plank, replace 4 windows, new trim & shutters) at 20 Green View Drive, East Dennis (M292-5). A completed Certificate of Appropriateness was received on April 5, 2011. The documents are available for review in the Building Department. Kent Kay was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
7. **Michael & Kimberly Robinson** – Accessory Structure – Pool Shed at 86 Scargo Hill Road, Dennis (M332-50). A completed Certificate of Appropriateness was received on April 7, 2011. The documents are available for review in the Building Department. Dan Reeves was present for the application. No abutters were present. All the committee members were in agreement with the proposed accessory structure. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
8. **Ross & Lindsey Bryant** – Addition (screened in porch) at 42 Bay Ridge Drive, South Dennis (M196-57). A completed Certificate of Appropriateness was received on April 8, 2011. The documents are available for review in the Building Department. Jess Walsh was present for the application. No abutters were present. Chairman Lomenzo disclosed that Mr. Bryant had done some computer work for him in the past and they have never discussed this application. All the committee members were in agreement with the proposed additon. Commissioner Bohlin stated that he and the Bryant's attend the same church. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday**, at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

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MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: April 13, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, & Bill Bohlin

Absent: Commissioners Gary Barber & Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, April 13, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of March 23, 2011 - Chairman Lomenzo asked that it be noted in the minutes that there was a letter submitted by an abutter to item #9; 64 Highland Street Road. Bill Bohlin motioned to accept the minutes as amended seconded by Josh Crowell. **MINUTES APPROVED; VOTE 4-0.**

- 1. **Cape Cod Museum of Art, Inc** – Sign at 60 Hope Lane, Dennis (M351-5). A completed Certificate of Appropriateness was received on March 9, 2011. The documents are available for review in the Building Department. Attorney Andrew Singer and Elizabeth Ives Hunter were present for the application. No abutters were present. The Cape Cod Museum of Art has changed their logo and would like to change the freestanding sign at the entrance to the Museum on Route 6A. All the committee members were in agreement with the proposed sign. Commissioner Crowell asked if they would note on the application that the sign is located at the entrance to the Cape Playhouse. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
- 2. **Bruce & Joan Hamelin** – Alterations (window changes) at 8 Hickory Lane, South Dennis (M176-48). A completed Certificate of Appropriateness was received on March 22, 2011. The documents are available for review in the Building Department. Aaron Roderick was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0.**
- 3. **John & Esther Powers** – Addition (to rear of home) & alterations (2 decks) at 24 Terrace Hill Drive, South Dennis (M335-76). A completed Certificate of Appropriateness was received on March 22, 2011. The documents are available for review in the Building Department. Aaron Rodericks was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
- 4. **Peter Mcgleughin** – Fence (around pool) at 38 Whig Street, Dennis (M349-4). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Eric Bennett was present for the application. No abutters were present. Commissioner Bohlin asked for the dimensions of the proposed fence. Mr. Bennett stated the fence would be 50' X 85'. Commissioner Crowell asked if there would be shrubbery added to

disguise the fence. Mr. Bennett stated that eventually the homeowner would add shrubbery to the outside of the fence. Chairman Lomezio asked Mr. Bennett to draw in the placement of the shrubbery on the plot plan. Josh Crowell motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

5. **Mark Lane** – Fence (around pool) at 31 Chandler Way, South Dennis (M176-73). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Eric Bennett was present for the application. No abutters were present. Commissioner confirmed there would be 132' and 111' of chain link fence and 28' & 35" of vinyl fence. Mr. Bennett noted that the proposed fence will be about the highway fence. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-0.**
 6. **Jeffrey Carlson** – Alterations (re-roof) at 2 Willie Nick Way, Dennis (M327-48). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Richard G. was present for the application. No abutters were present. The committee was in agreement with the proposed roofing change. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
- Chairman Lomenzo met with Brian Florence (Building Commissioner) regarding the committee being more thorough with applications and the way they are signed off. It has been determined that all three copies will be signed by all the committee members. Chairman Lomenzo told the committee that Brian Florence had placed a call to Dr. Sehic regarding the lights at the doctor's office. Chairman Lomenzo also let the committee know that N'Star responded quickly to the letter sent regarding the fences and gates. A meeting will take place with the N'Star representative, Brian Florence, and Chairman Lomenzo.
 - Bill Bohlin motioned to adjourn the meeting at 6:48 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 4-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, March 23, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber

Absent: Commissioner Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, March 23, 2011** at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- February 9, 2011: The minutes were revised since the previous approval. Frank Ciambriello motioned to re-approve the minutes of February 9, 2011 second by Bill Bohlin. **MINUTES APPROVED; VOTE 5-0.**
- Minutes of March 9, 2011: Bill Bohlin motioned to approve the minutes of March 9, 2011 second by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**

1. **Richard & Julie Eiermann** – Alterations (windows & siding) and addition (deck) at 21 Coles Pond Drive, East Dennis (M413-46). A completed Certificate of Appropriateness was received on February 24, 2011. The documents are available for review in the Building Department. Mike Rothwell of The House Co. was present for the application. No abutters were present. Mr. Rothwell added two items to the application. He wants to remove the existing wood shutters and replace them with vinyl and paint the front door Yarmouth Blue. Commissioner Barber questioned the grills in the windows and stated he would like to see grills in all the windows. Commissioner Barber agreed; he especially would like to see grills in the front windows. Commissioner Ciambriello also has issues with the windows on the front elevation and the casements along the rear elevation. Mr. Rothwell noted the front windows had been replaced at an earlier date. The homeowner did ask if 2 over 2 windows could be installed, but would agree to 6 over 6 windows if the committee approved. Commissioner Bohlin suggested 8 over 8 windows to match the picture window. Commissioner Ciambriello had some issues with how the plans were drawn on the plan and thought a more accurate plan should be submitted. Mr. Rothwell explained the windows to be changed are marked with numbers or letters and the numbers and letters show the corresponding sizes. Commissioner Ciambriello also asked if Mr. Rothwell would mark the windows to be replaced with an "R". Commissioner Bohlin felt the 2 over 2 windows would be ok on the sides and rear. Commissioner Crowell stated the left elevation is also quite visible, but felt the awning windows would be appropriate as a 4 light window. Bill Bohlin motioned to accept the application with the front windows on the far right will be 8 over 8's, the two windows on either side of the chimney will be 2 over 2's, and the door and shutter color will be added to the spec. sheet seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
2. **Dennis & Marie Corcoran** – Addition at 118 Sea Street, East Dennis (M413-12). A completed Certificate of Appropriateness was received on February 24, 2011. The documents are available for review in the Building Department. Les Patrick was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Commissioner Ciambriello did suggest that future drawings be a bit clearer; for example the siding was not indicated

on the plans. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

3. **CapeAbilities Farm** – Addition (gabled roof to back of building) at 452 Route 6A (M305-8). A completed Certificate of Appropriateness was received on February 28, 2011. The documents are available for review in the Building Department. Jamie McGrath was present for the application. No abutters were present. Commissioner Crowell asked Mr. McGrath if he was aware of the setbacks and if he could add them to the plot plan. Commissioner Ciambriello asked about plantings that were to be added to the area in front of the quonset (greenhouses) huts. Tom Zurn of CapeAbilities Farm was also present and addressed the committee. He felt the committees request was to place the plantings nearer to the road to hide the greenhouse. They cannot plant trees close to the greenhouse because of shading. Chairman Lomenzo also added as a reminder the sandwich board signs are not allowed and this year there would be violations issued. Gary Barber motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
4. **Nicholas & Pamela Oliveri** – (Addition on rear of house) at 39 Bristol Street, Dennis (M302-31). A completed Certificate of Appropriateness was received on February 28, 2011. The documents are available for review in the Building Department. Nick Oliveri was present for the application. No abutters were present. All the committee members were in agreement with the proposed additon. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
5. **Town of Dennis–Carlton Hall** – Alterations at 1006 Old Bass River Road, Dennis (M351-23). A completed Certificate of Appropriateness was received on March 1, 2011. The documents are available for review in the Building Department. Greg Rounsville was present for the application. No abutters were present. Mr. Rounsville had a power-point presentation to explain the alterations which include replacing trim with Azek, replacing the wood clapboard with hardie board, replacing aluminum gutters, replace the front door, paint it green to match the shutters and add a transom light above the door, and replace the shed roof that leads down to the cellar. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
6. **James & Diane Hanlon** – Demolition at 97 Horsefoot Path, Dennis (M344-43). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Chairman Lomenzo did read a letter from Christine Whalen of 97 Horsefoot Path. (A copy is attached.) Her letter indicated that she had not received notice of the meeting. Mr. Clark stated that her property was on the abutters list and the homeowners did speak with the Whalen's about their proposals. All the committee members were in agreement with the proposed demolition. Gary Barber motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
7. **James & Diane Hanlon** – Single Family Home at 97 Horsefoot Path, Dennis (M344-43). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Mr. Clark stated the homeowners moved the house back two (2) feet; any further and it would impact the septic system. On the north elevation, a "front door" was added with a porch and the configuration of windows directly above was changed. On the east elevation, the stairs and porch roof are now visible. The windows have been enlarged slightly. Commissioner Crowell asked if this meets the lot coverage requirements. Mr. Clark stated the house is non-conforming and will have to go before the ZBA. Commissioner Crowell feels it is appropriate even though it is a large house. Commissioners Ciambriello, Barber and Bohlin all agreed with the change to the front entry. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
8. **Paul & Nancy Schuster** – Demolition at 64 Highland Road, East Dennis (M420-23). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Gordon Clark was present for the application. No abutters were present. Mr. Lomenzo read a letter that was emailed directly to him from Pat Doherty of 65 Highland Road. (A copy is attached.) All the committee members were in agreement with the proposed demolition. Bill Bohlin moitoned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

9. **Paul & Nancy Schuster** – Single Family Home at 64 Highland Road, East Dennis (M420-23). A completed Certificate of Appropriateness was received on March 23, 2011. The documents are available for review in the Building Department. Gordon Clark and David Nordberg were present for the application. No abutters were present. Mr. Lomenzo read a letter that was emailed directly to him from Pat Doherty of 65 Highland Road. (A copy is attached.) Chairman Lomenzo asked Mr. Clark to show the plot plans showing where the old house was located and where the proposed house will be located. Mr. Clark explained the proposed house is basically in the same location with a garage being added to the right side of the house, the existing three season room will be enlarged to become a family room and even though it is a larger house the height will essentially remain the same. The proposed structure had been moved back only a couple of feet and has been moved to the right approximately seventeen feet. Commissioner Barber stated from behind the house does look like a large house, ut the house directly behind this one is also a huge house, so he did not feel the look from the rear is an issue and with the front only being about a foot or so higher he felt the application meets the concerns of the Act. Commissioner Bohlin agreed. Commissioner Crowell agreed on terms of size. He felt the double transom over the front door should be a single transom. Commissioner Ciambriello felt the same about the transom. He made some suggestions for a change to the gable over the door. Mr. Clark mentioned if the transom was changed to a single light then the pitch of the gable would have to be lower. Chairman Lomenzo asked if the building could be moved to the left at all? Mr. Clark said that placement was intentional. The existing deck is located there and the family room/sitting area will have a view through the houses as well. Mr. Nordberg stated they currently have views and wanted to keep them. The original design had a 2 car garage and they scaled the house back so they would be considerate of others views. Chairman Lomenzo suggested to add something to the second floor rear elevation to fill in the open space. Mr. Clark suggested possibly adding a larger double hung window. Chairman Lomenzo complimented the rotundra feature on the opposite side. There was further discussion regarding the front entry. It was decided that it would be changed to a single transom and the gable would be lowered one foot. Mr. Nordberg also mentioned he had a sample of the proposed stained siding (grey) and the decking will change to Tuscan Cherry stain. Commissioner Ciambriello moitioned to accept the application with the front entry change and a (2'4" X 4'6") window added to the second floor rear and the deck color change to Tuscan Cherry seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- Chairman Lomenzo read a complaint letter submitted by Richard Walker, 8 Martin Road, Dennis. He stated his opposition to the fences and gates that N'Star has erected in various locations throughout the historic district. They have installed about a dozen, 2 – 3' high fences and a 'pipe' style gate. They did not get any type of approval from the historic committee. Commissioner Ciambriello felt the gates and fences may have been installed for safety reasons and doesn't feel N'Star did the installations to be offensive. Commissioner Bohlin feels there should be a violation. He thought the fences are okay, but the swinging gates are not appropriate. Commissioners Barber & Crowell and Chairman Lomenzo agreed. Bill Bohlin moitioned to send a violation letter to N'Star regarding various locations throughout the historic district seconded by Josh Crowell. **VIOLATION LETTER APPROVED; VOTE 5-0.**
 - Bill Bohlin motioned to adjourn the meeting at 8:00 PM seconded by Gary Barber. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, March 9, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, March 9, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of January 12, 2011

Continued Meeting:

1. **Jilma & Brandan Sweeney** – Demolition of a single family home at 492 Old Bass River Road, East Dennis (M231-20). (Correction to address.) A completed Certificate of Appropriateness was received on January 18, 2011. The documents are available for review in the Building Department. Jim Hagerty of Reef Realty was present for the application. No abutters were present. Commissioner Ciambriello asked Mr. Hagerty if he could provide a clearer copy of the overlay showing the old structure and the new structure. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented; Frank Ciambriello asked to amend the motion to include a new plot plan to be delivered to the Historic office seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
2. **Jilma & Brandan Sweeney** – New Single Family Home at 492 Old Bass River Road, East Dennis (M231-20). (Correction to address.) A completed Certificate of Appropriateness was received on January 18, 2011. The documents are available for review in the Building Department. Jim Hagerty of Reef Realty was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

Regular Meeting:

1. **Jim & Paula Gaudette** – Alterations (windows, siding, garage door, screen door) at 27 Danvers Lane, East Dennis (M318-41). A completed Certificate of Appropriateness was received on February 7, 2011. The documents are available for review in the Building Department. Jim Gaudette was present for the application. No abutters were present. Mr. Gaudette explained the alterations that were planned. Commissioner Ciambriello asked the number of lights in the windows because it was not included on the spec sheet. Mr. Gaudette thought they were going to be 6 over 6's but he could not be sure. Commissioner Barber also noted that there was a different front door than what is in the picture. Mr. Gaudette stated that the previous door was a four light style and now there is a six panel door. Chairman Lomenzo felt because there was some confusion as to what is going to be installed, the committee could approve like for like styles and if there are differences, Mr. Gaudette could come in with a letter of amendment to apply for the changes. Frank Ciambriello motioned to accept the

application with the windows changed same for same, a note attached to the screen door cut sheet was removed from the application, the changes to the front door and screen door seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

- 2. Joan & Nick Thompson** – Addition (2 car garage, screen room at rear) & Alterations (re-side rear of house & dormer cheek wall, replace window, reroof porch, replace front step, install paver walkway in front & 2 patios at rear, move outside shower) at 60 Robbins Circle, Dennis (M327-27). A completed Certificate of Appropriateness was received on February 9, 2011. The documents are available for review in the Building Department. Greg Springer was present for the application. Chairman Lomenzo disclosed that Mr. Thompson called him regarding a possible change to the garage plans that were submitted. Mr. Lomenzo did tell Mr. Thompson that sometimes the committee does have issues with garage doors facing the street. He did not offer any approvals or denials, just gave him information to aide him with his application. No abutters were present. Commissioner Ciambriello questioned the outside shower. Mr. Springer noted the red line on the plan showed where the shower would be relocated. Commissioner Barber suggested moving the garage back about 3 feet to line up with the house rather than the porch. Commissioner Bohlin agreed; he also asked if the garage could be turned. Mr. Springer stated it could be turned but the homeowner would not be able to enter from the side. The existing driveway would have to be moved and the homeowner could not be accessed because of rock in the yard. Commissioner Bohlin also suggested moving the garge back to the chimney, but Mr. Springer also didn't feel the garage would look correct moved that far back. Commissioner Crowell asked if the garage in beyond the front of the house. Mr. Springer stated the garage is about 18" in front of the house. Chairman Lomenzo asked if the garage could be even with the porch. There was much discussion regarding where to place the garage in relation to the house. Mr. Springer and the board discussed and suggested many options. It was then decided that Mr. Springer would step out of the meeting to discuss some of the options with the homeowners. When Mr. Springer returned to the meeting he explained exactly where the garage is proposed to be placed. Chairman Lomenzo questioned where the garage had been moved and he pointed out that Mr. Springer cleaned up the placement on the plot plan. Commissioner Bohlin said that he would still like to see the garage moved back. Commissioners Crowell and Ciambriello agreed with how the plan was drawn er Ciambriello said he would like to see an accurate plot plan. Chairman Lomenzo feels that now the proposed garage is starting to appear more appropriate but did ask if could be moved forward and be even with the front of the house. Commissioner Ciambriello noted the size of the garage would increase to 26'X25'. Frank Ciambriello motioned to accept the application with the increase in the size of the garage to make it flush with the front of the house, and submit a new plot plan to the Historic Office seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
- 3. Bill & Michele Blanchard** – Addition (deck at side & rear, screened porch w/roof deck at rear of house, window & door changes on rear of house) at 46 Sesuit Rd, Dennis (419-36). A completed Certificate of Appropriateness was received on February 10, 2011. The documents are available for review in the Building Department. Barbara Darcy of ERT Architects was present for the application. No abutters were present. Commissioner Barber questioned if the deck would be built over the stonewall and the drop. Ms. Darcy stated the deck will be built over the stonewall and the supports will be in the wall. Commissioner Barber also stated the would like to see a railing as opposed to a privacy fence. Commissioner Bohlin asked if the shower could be located elsewhere. He also suggested using white azek to match the shower. He also asked if the deck cold be moved back and the shower relocated to the rear. Commissioners Crowell and Ciambriello felt the deck was appropriate. Commissioner Ciambriello also suggested plantings rather than the fence for screening. Chairman Lomenzo asked about using lattice for screening or privacy and he suggested moving the deck as far back as practical. Ms. Darcy stated that she would like to return to her customer some type of approval and if a change to the screening is what is necessary then that is what she would do. The board discussed some other suggestions with Ms. Darcy. She chose to step out of the meeting to make some changes to her plans. When Ms. Darcy returned to the meeting she told the committee that she changed the plans to remove the privacy fence and add railings and may possibly add shubbery seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

4. **John Mousseau** – Accessory Structure (pool storage building) at 24 Bakers Pond Road, East Dennis (M267-30). A completed Certificate of Appropriateness was received on February 11, 2011. The documents are available for review in the Building Department. Mark Childs of Pine Harbor Wood Products was present for the application. No abutters were present. Chairman Lomenzo stepped out for the application. All the committee members were in agreement with the proposed accessory structure. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** Chairman Lomenzo returned to the meeting.
5. **Edith Lowy** – Alterations (windows, siding, trim) at 55 Baldwin Road, Dennis (M333-23). A completed Certificate of Appropriateness was received on February 14, 2011. The documents are available for review in the Building Department. Randy Smith was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
6. **Michael Baksa (d/b/a Baksa Studio)** – Signs (replace existing wall & street signs) & change awning fabric color at 766 Route 6A, Dennis (M351-7). A completed Certificate of Appropriateness was received on February 14, 2011. The documents are available for review in the Building Department. Michael Baksa was present for the application. No abutters were present. All the committee members were in agreement with the proposed sign and awning changes. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
7. **Joanne Rowland (d/b/a Pleasant Hill Seaside Designs and Gifts)** – Sign at 776 Main Street Route 6A, Dennis (M351-7). A completed Certificate of Appropriateness was received on February 15, 2011. The documents are available for review in the Building Department. Joanne Rowland was present for the application. All the committee members were in agreement with the proposed sign. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
8. **Larry Locke & Lorraine Goyette** – 16 Photovoltaic Panels & 1 Solar Thermal Panel at 202 Setucket Road, Dennis (M229-24). A completed Certificate of Appropriateness was received on February 15, 2011. The documents are available for review in the Building Department. Jason Stouts of E2Solar was present for the application. No abutters were present. Commissioner Bohlin feels the panels would be very visible and he believes that solar panels need to be minimally evasive. Commissioner Crowell asked the color of the photovoltaic panels. Mr. Stouts said they would be blue. The color of the frames can be changed. He agrees that the panels are not appropriate. Commissioners Ciambriello and Barber agreed that the panels would be very visible. Chairman Lomenzo asked if the panels could be moved to the rear of the house and placed flat so they would face south. Mr. Stout stated the panels could not be racked because the roof is a 12 pitch and they could not be placed in the yard without losing a lot of trees. Chairman Lomenzo asked if there was any way to screen the panels or to change the roof color. He also asked if the Solar Thermal Panel could be placed elsewhere. Mr. Stout stated the (hot water) panel is more southerly dependant than the photovoltaic panels. Chairman Lomenzo asked if there was anywhere else on the house that the solar thermal panel could be installed. Mr. Stout stated because of the style of the house, he didn't know where else he could put it. Chairman Lomenzo questioned if there was some type of screening that could be done or if the roof color could be changed. Mr. Stouts stated the roof is about five years old and the homeowner did not want to install a new roof. Commissioner Ciambriello feels the panels are too evasive, there would be a lot of glare from them and it would take away the attractiveness of the house. Commissioner Barber asked if the panels could all be moved to the right? Mr. Stouts did share an alternative plan with the board, but he didn't feel the board would be receptive to it. Chairman Lomenzo asked if the panels could be racked on the rear of the house and then add a faux roof deck or a faux rail placed on the ridge to hide the panel from the front elevation. Various options and suggestions were made which Mr. Stouts did not feel would work for this project. Chairman Lomenzo explained the options for this application. He stated the committee wants to work with him, but he too would also have to come up with some options. Chairman Lomenzo asked Mr. Stouts a

series of questions regarding his application in relation to the Act: Is this house in the Historic area and does this board have the responsibility and authority review this application? (Yes); did the committee act in an arbitrary and capricious manner? (Mr. Stout did feel the committee was a little capricious because the citizens of Dennis have to choose a fossil fuel and they should be able to choose how they get their energy, and because they have chosen to use the sun and they live in the historic district committee is saying no that is a little arbitrary and capricious.) Did the applicant supply the committee with all the facts to make their decision (Yes); and Did the committee use poor judgement (No). Frank Ciambriello motioned to deny the application as presented seconded by Bill Bohlin. **APPLICATION DENIED; VOTE 5-0.**

9. **William & Carol Bell** – Alterations (vinyl siding on front of house, wrap wood trim, replace 12 windows) at 69 Beach Street, Dennis (M327-12). A completed Certificate of Appropriateness was received on February 15, 2011. The documents are available for review in the Building Department. Brad Sprinkle was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
10. **Nancy Magnuson (d/b/a Nancy's Candy etc.)** – Hanging sign and wall sign at 776 Main Street Route 6A, Dennis (M351-7). A completed Certificate of Appropriateness was received on February 15, 2011. The documents are available for review in the Building Department. (This application was heard immediately following application #7 because they are located in the same building.) Nancy Magnuson was present for the application. No abutters were present. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
11. **Michael & Kimberly Robinson** – Fence at 86 Scargo Hill Road, Dennis (M332-50). A completed Certificate of Appropriateness was received on February 16, 2011. The documents are available for review in the Building Department. Jared Reeves was present for the application. No abutters were present. All the committee members were in agreement with the proposed fence. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
12. **William & Virginia Shew** – Addition (extending existing deck) & alterations (add slider & bay window) at 29 Wild Hunter Road, Dennis (M346-54). A completed Certificate of Appropriateness was received on February 17, 2011. The documents are available for review in the Building Department. Mark Grant was present for the application. No abutters were present. Chairman Lomenzo and Commissioner Ciambriello stepped out for the application. All the committee members were in agreement with the proposed addition and alterations. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-0.** (Chairman Lomenzo and Commissioner Ciambriello returned to the meeting.)

Exemptions and Other Business:

Informal Hearing:

1. **Gordon Clarke** for 97 Horsefoot Path, Dennis. Mr. Clarke shared plans with the committee of his proposal to raise and rebuild the existing house.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: February 23, 2011

Present: Commissioners Frank Ciambriello, Bill Bohlin, Gary Barber, and Robert Waldo

Absent: Peter Lomenzo and Josh Crowell

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, February 23, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of February 9, 2011 – Gary Barber motioned to accept the minutes of February 9, 2011 seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

Continued Applications:

1. Christy's of Cape Cod, LLC – Alterations (to the canopy) at 773 Route 6A, Dennis (M351-21). A completed Certificate of Appropriateness was received on January 14, 2011. The documents are available for review in the Building Department. Attorney Jon Idman and Hal Chuete were present for the application. No abutters were present. Attorney Idman reviewed the settlement Christy's made with the abutters: the canopy will remain in its existing location; the dumpster was moved to another location on the site; and a caution sign near the eastern driveway (Old Bass River Road) will be installed. Commissioner Waldo stated at the previous hearing he was sitting as an alternate, but at this meeting he will be sitting as a voting member in the absence of others. Commissioner Waldo asked what type of materials will be used for the dumpster. Mr. Chuete stated originally they applied for red cedar, but will accept white pvc if the board so chooses. Commissioner Waldo also asked how far the edge of the canopy roof will be from Route 6A. Attorney Idman explained the issues with the canopy and as part of the settlement with the abutters it will remain as it exists. Commissioner Barber asked about a previously mentioned green fence. Attorney Idman stated the fence does not and will not exist. Commissioner Barber felt if the stockade fence is to remain, then the dumpster enclosure should be cedar to blend. Commissioner Bohlin feels the board is being held hostage by the abutters to Christy's, but in fairness to Christy's he doesn't think the project should get held up with the Historic District. Acting Chairman Ciambriello stated he liked the "shed style" roof on the gable end of the canopy. Commissioner Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.**

Regular Meeting:

1. Wendy McPhee & Daniel Popovich – Addition at 27 Holway Drive, East Dennis (M266-14). A completed Certificate of Appropriateness was received on January 24, 2011. The documents are available for review in the Building Department. Rob McPhee was present for the application. No abutters were present. Mr. McPhee did note the the shutters on the addition will be green to match the existing house. All the committee members were in agreement with the proposed addition. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.**

2. Michael & Ida Tropiano – Alterations (new siding) at 145 Sears Road, East Dennis (M341-13). A

completed Certificate of Appropriateness was received on January 26, 2011. The documents are available for review in the Building Department. Steve Alves was present for the application. No abutters were present. Mr. Alves stated the front of the house was sided went built and this will be added to the remainder of the house. All the committee members were in agreement with the proposed alteration. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

3. **Charles & Kim Villanueva** – Addition at 6 Follins Bay Road, South Dennis (M170-29). A completed Certificate of Appropriateness was received on January 28, 2011. The documents are available for review in the Building Department. Rick Cleary was present for the application. No abutters were present. All the committee members felt the skylight should be removed from the plan. Bill Bohlin motioned to accept the application with the skylight facing Follins Bay Road be removed seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.**
4. **Dustin Pineau** – Addition at 40 Barry Lane, South Dennis (M187-38). A completed Certificate of Appropriateness was received on January 31, 2011. The documents are available for review in the Building Department. Ed Goggin was present for the application. No abutters were present. All the committee members were in agreement with the proposed sunroom. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
5. **Philip & Gayle Ciaramicoli** – Demolition of a Single Family Home at 16 Bay View Road, Dennis (M345-81). A completed Certificate of Appropriateness was received on January 31, 2011. The documents are available for review in the Building Department. Ed Goggin was present for the application. No abutters were present. All the committee members were in agreement with the proposed demolition. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**
6. **Philip & Gayle Ciaramicoli** – Single Family Home at 16 Bay View Road, Dennis (345-81). A completed Certificate of Appropriateness was received on January 31, 2011. The documents are available for review in the Building Department. Ed Goggin was present for the application. No abutters were present. Commissioner Waldo thought the railings on the front elevation were very busy and didn't feel the 6 offset windows on the left elevation were appropriate. Commissioner Barber agreed with the windows on the left elevation and also asked Mr. Goggin to change the transom windows to a single light. Commissioner Bohlin also agreed with the windows on the left elevation, suggested changing them to a double hung window. He also agreed with Commissioner Barber regarding changing the transoms to a single light. He also questioned the ceiling fan that was visible from the front and left elevation; he didn't feel it was appropriate. Mr Goggin agreed to delete the ceiling fan; change the 6 offset windows to double hungs; and change all the transoms to a single light on all sides of the house. Bill Bohlin motioned to accept the application with the previously mentioned changes seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** (Mr. Goggin stepped to the back of the room to make the necessary changes to the plans at the committee's request.)
7. **Town of Dennis – Johnny Kelley Park** – Addition to existing pavilion at 180 Old Bass River Road, South Dennis (M161-81). A completed Certificate of Appropriateness was received on February 1, 2011. The documents are available for review in the Building Department. Eric Oman was present for the application. No abutters were present. Mr. Oman disclosed to the board that he also sits on a board within the Town of Dennis and he is not being paid for his work as Oman Construction. He stated this a 43' X 40" addition to allow summer camp on rainy days. The DPW and Selectman also asked for additional storage either in the cellar or with a garage. Commissioner Bohlin asked if there were to be steel doors in the garage; Mr. Oman stated they are. Commissioner Waldo doesn't care for the awning windows and would rather see double hung windows. Mr. Oman stated the awning windows were being used for security purposes. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

8. **James King** – Alteration (rebuild existing sunroom) at 108 Beach Street, Dennis (M327-4). A completed Certificate of Appropriateness was received on February 1, 2011. The documents are available for review in the Building Department. Bill Franze was present for the application. No abutters were present. Mr. Franze stated the homeowners are rebuilding the existing sunroom. The kneewall is to remain and the glass & aluminum frame is to be removed and rebuilt. All the committee members were in agreement with the proposed alterations. Bill Bohlin moitoned to accept the application as presented seconded by Robert Waldo. **APPLICATION APPROVED; VOTE 4-0.**
- Bill Bohlin moitoned to adjourn the meeting at 7:00 PM seconded by Robert Waldo.
MEETING ADJOURNED; VOTE 4-0

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: February 9, 2011

Present: Charirman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber and Robert Waldo.

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, February 9, 2011** at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of January 12, 2011 – Frank Ciambriello motioned to accept the minutes of January 12, 2011 seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**

Continued Applications:

1. **Anna Houle** – Solar Panels at 142 South Yarmouth Road, Dennis (M255-34). A completed Certificate of Appropriateness was received on December 9, 2010. The documents are available for review in the Building Department. Buddy Wilt of GroSolar was present for the application. No abutters were present. Mr. Wilt explained that he has been before the board previously and the solar panels would not work on the rear of the house as they were approved at the November 10, 2010 meeting. Commissioner Waldo opted to pass because he was not able to go out to the property. Commissioner Barber said his feelings had not changed from the last time this application came before the board; he feels the roof shingles should be changed to a dark color so that panels do not stand out so much especially if the trees were to disappear. Mr. Wilt stated it was not practical to place the panels on the rear of the house. In order to avoid shading from the trees the panels would have to be above the peak and would be seen from the front and a lot of structural work would be necessary. Commissioner Bohlin agreed with Commissioner Barber regarding the color of the roof shingles. He also noted that the pictures included with the application show leaves on the trees and Commissioner Bohlin noted the view is very different when there aren't any leaves on the trees; he also agreed with Commissioner Barber regarding the color of the roof. Mr. Wilt also noted that the panels had to be shifted 9 feet away from the chimney because of shading from the chimney which would cut the productivity. Mr. Wilt stated the homeowner does not want to add any further costs to the project including replacing the existing roof and this time he is expecting a denial so they can go through the appeal process. Commissioner Crowell has the same concerns as Commissioners Barber and Bohlin. Commissioner Ciambriello also agreed with the others regarding the color differences and questioned the age of the roof (Mr. Wilt was not sure of the exact age; possibly 8-10 years old). Chairman Lomenzo cleared up some specifics regarding suggestions according to the Act. He asked Mr. Wilt if he could share any of the economic benefit to the solar panel which he could not – that is something the salesperson shares with the clients. He asked if all the information given is accurate and correct; Mr. Wilt stated it was. Chairman Lomenzo asked how many times this application has been before the board (3 or 4 times) and reminded Mr. Wilt that he does have approval for the panels on the rear of the house. Mr. Wilt stated that his company was trying to be responsible and thought if the board was not happy with the solar panels on the front of the house,

they certainly would not like what the final project would look like on the rear. Chairman Lomenzo asked if the committee had seen anything showing how the panels would appear on the rear of the house; Mr. Wilt had stated no. Chairman Lomenzo reviewed the Recommendations to the Applicant according to the Act and Mr. Wilt agreed that the committee had all the correct information, the board was not acting in an arbitrary and capricious manner, they did not act in poor judgement and Chairman Lomenzo reiterated the only reason Mr. Wilt returned to the board was so the applicant could file an appeal; Mr. Wilt agreed. Commissioner Ciambriello also asked why the panels could not be installed on the rear of the roof and why they couldn't be tilted. Mr. Wilt stated in part it is because of the shading and in order to mount the panels on the rear, the pitch on the roof had to be matched to the front and there was not enough area to space and tilt the panels. Chairman Lomenzo stated he was bothered by the inflexibility of the applicant/homeowner regarding working with the committee to have the panels approved. Commissioner Barber asked if "dummy panels" were available. Mr. Wilt said not to his knowledge but he was still investigating. Commissioner Barber thought filling in the remainder of the roof with the "dummy panels" would be another suggestion and may solve the problem of the roof color. After some further discussion and suggestions, Commissioner Bohlin agreed the committee is left to come up with solutions and the applicant/homeowner has not offered anything. Bill Bohlin motioned to deny the application to install the solar panels on the front of the house seconded by Gary Barber. **APPLICATION DENIED; VOTE 5-0.**

Regular Meeting:

1. **Sheryl Perry** – Additions (add a 5'X16' shed roof & a 6'X9' laundry room) at 912 Route 6A Dennis (M371-24). A completed Certificate of Appropriateness was received on January 3, 2011. The documents are available for review in the Building Department. Marc Thomis was present for the application. No abutters were present. Commissioner Barber felt the elevation drawings were incomplete as they also showed the addition and not the entire side of the house. Commissioner Ciambriello pointed out some issues with the elevations. On the left west elevation the ridge is higher than the drawing and a window is missing. The rear north elevation shows 2 windows and there should be 3 windows. He also felt the project needed a better set of plans with more and correct detail. Commissioner Waldo liked the proposed project but felt new drawings should be submitted. Chairman Lomenzo felt the application should have clear/clean drawings. He did feel the application could get a conditional approval, but would like to see two board members go into the historic office to sign off on the new drawings. There was some discussion among the committee members as to how to handle this situation. Bill Bohlin motioned to approve the application with a complete set of elevation drawings be submitted within one week to the historic office and two committee members (Frank & Gary) to review and sign off on the application seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
2. **Darren Blasé** – Alterations (add windows on gable end) at 51 Bayview Rd Dennis (M364-1). A completed Certificate of Appropriateness was received on January 10, 2011. The documents are available for review in the Building Department. Dean Blasé was present for the application. No abutters were present. Commissioner Bohlin felt the windows were not in keeping with historic and would prefer seeing two smaller square windows, possibly 2 over 2's. The other committee members agreed. Commissioner Ciambriello motioned to remove the trapezoid style windows from the application and replace them with two square windows seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
3. **Jean Stevens** – Alterations (replace entry door/storm door/replace window) at 4 Gretchens Way, Dennis (M354-17). A completed Certificate of Appropriateness was received on January 13, 2011. The documents are available for review in the Building Department. Al Stevens was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
4. **Kathy & John Madden** – Addition at 14 Gages Road, Dennis (M386-15). A completed Certificate of Appropriateness was received on January 14, 2011. The documents are available for review in the Building Department. Thomas Moore was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE**

5-0.

5. **Christy's of Cape Cod, LLC** – Alterations (to the canopy) at 773 Route 6A, Dennis (M351-21). A completed Certificate of Appropriateness was received on January 14, 2011. The documents are available for review in the Building Department. Attorney Jon Idman and Hal Chuete were present for the application. No abutters were present. Attorney Idman explained the reasons for the return to OKH. Due to Zoning Board litigation there have been some changes to the plans; some trees were added to the common lot line; the dumpster and surround was relocated to the south west side of the building; a caution sign was added to the Old Bass River Road exit to warn drivers of the crosswalk and driveway; and the canopy that was proposed to be moved is now going to remain where it exists at this time. Commissioner Barber felt the ends of the canopy should be changed to hip roof rather than gable ends. Commissioner Bohlin would like to note that both ends of the canopy would be the same. Commissioner Crowell liked the previous approval better, but understands the reason for this proposal. Commissioner Ciambriello agreed with Commissioner Crowell but wanted to know if there was going to be a 'step' in the roof to break up the length and if red cedar shingles were going to be used. Commissioner Barber felt using a hip style roof would shorten the long length of the canopy. Mr. Chuete stated the canopy is 59' long and structurally it cannot be altered. Chairman Lomenzo felt it would be best to see the project as a whole; an overlay showing how the canopy relates to the building once it is complete. Attorney Idman did not have anything with him, but he felt more of the building will be seen. There was much discussion and suggestions regarding the proposed canopy change and the ways to disguise the length of the canopy. Frank Ciambriello motioned to continue the application in the February 23, 2011 meeting seconded by Bill Bohlin. **APPLICATION CONTINUED; VOTE 5-0.**
6. **Jilma & Brandan Sweeney** – Demolition of a single family home at 429 Old Bass River Road, East Dennis (M231-20). A completed Certificate of Appropriateness for demolition was received on January 18, 2011. The documents are available for review in the Building Department. There was an error in the address listed on the application so the applicant had to have the application continued until the March 9, 2011 meeting to allow the correct address to be advertised. The correct address is 492 Old Bass River Road.
7. **Jilma & Brandan Sweeney** – New Single Family Home at 429 Old Bass River Road, East Dennis (M231-20). A completed Certificate of Appropriateness was received on January 18, 2011. The documents are available for review in the Building Department. There was an error in the address listed on the application so the applicant had to have the application continued until the March 9, 2011 meeting to allow the correct address to be advertised. The correct address is 492 Old Bass River Road.
8. **John Parke & Brett Warren** – Sign at 593 Route 6A, Dennis (M330-14). A completed Certificate of Appropriateness was received on January 19, 2011. The documents are available for review in the Building Department. John Parke and Brett Warren were present for the application. No abutters were present. All the committee members were in agreement with the proposed sign. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
9. **Compact Of Cape Cod Conservation Trusts** – Sign at 105 New Boston Road, Dennis (M304-25). A completed Certificate of Appropriateness was received on January 19, 2011. The documents are available for review in the Building Department. Henry Kelly was present for the application. No abutters were present. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

Informal Review:

1. **Town of Dennis (Melpet Farms), 812 Route 134, South Dennis.** Rick Fenuccio of Brown Lindquist Fenuccio & Raber Architects and Kate Ferreira of Housing Assistance Corporation were present to review some proposals for future plans at Melpet Farms. Mr. Fenuccio stated that the existing buildings (except the barn) will be demolished.

Old Business:

- Chairman Lomenzo told the committee about his conversation with the Building Commissioner regarding the No Parking signs on Route 6A. He was told the signs may be a state requirement and

the Building Commissioner may not be able to enforce the removal of the signs.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: January 12, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber.

Absent: Commissioner Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, January 12, 2011** at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of December 8, 2010 – Josh Crowell motioned to accept the minutes of December 8, 2010 seconded by Bill Bohlin. **MINUTES APPROVED; VOTE 5-0.**

- 1. **Jonathan Smith & Martha Kane d/b/a Fin Seafood Inc** – Alterations (replace window w/door; add shutters to both doors) at 800 Main Street (Route 6A), Dennis (351-9). Jonathan Smith was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 3, 2010. The documents are available for review in the Building Department. Commissioner Ciambriello noted that Mr. Smith needed to submit ¼" elevation drawings. Frank Ciambriello motioned to accept the application as presented with ¼" elevation drawings being submitted to the Historic Office seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- 2. **Jonathan Smith & Martha Kane d/b/a Fin Seafood Inc** – Changes to existing wall sign and hanging sign at 800 Main Street (Route 6A), Dennis (351-9). Jonathan Smith was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 3, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed signs. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- 3. **Jack Hempel** – Addition to an existing shed at 52 Wild Hunter Road, Dennis (M347-25). No one was present for the application. No abutter were present. A completed Certificate of Appropriateness was received on December 3, 2010. The documents are available for review in the Building Department. Because of the prevailing weather conditions, the committee decided to review the application without representation. All the committee members were in agreement with the proposed addition to the existing shed. Bill Bohlin motioned to accept the application as presented with the Statement of Understanding being signed in the Historic Office seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

- 4. **Ronald Tinney d/b/a Ronald Tinney Fine Art Studio** – Sign at 821 D Main Street (Route 6A), Dennis (M352-17). Ronald Tinney was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 9, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed sign. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

5. **Anna Houle** – Solar Panels (amendment to a previously approved plan) at 142 South Yarmouth Road, Dennis (M255-34). A request was emailed to the Historic Office requesting to continue the application until the February 9, 2011 meeting. Bill Bohlin motioned to allow the applicants request to continue the application seconded by Gary Barber. **APPLICATION CONTINUED; VOTE 5-0.**
6. **Jonathan Cue** – Alterations (add additional deck to existing deck & add roof; rebuild existing deck) at 80 Hillside Drive, East Dennis (M358-38). Michele Hague was present for the application. No abutters were present. Ms. Hague submitted new plot plans to the committee. A completed Certificate of Appropriateness was received on December 9, 2010. The application was ultimately withdrawn therefore there is nothing on file for the proposed alteration. All of the committee members felt the roof addition was too high and does not fit with the house. Chairman Lomenzo agreed with the board and informed Ms. Hauge of her options. Ms. Hague requested to withdraw the application and would come back to the board at a later time. Josh Crowell motioned to accept the applicants request to withdrawn seconded by Bill Bohlin. **APPLICATION WITHDRAWN; VOTE 5-0.**
7. **Hordell & Virginia Anderson** – Alterations (add screen porch to existing deck & add 6' of deck) at 24 Howes Street, Dennis (M388-10). John Lonergan was present for the application. No abutters were present. Commissioners Barber and Bohlin expressed concern with the visibility of the skylights; especially the one facing Howes Street. Commissioner Ciambriello asked that future drawings be more complete and not just single line drawings. Chairman Lomenzo thought that both skylights would be visible and would prefer that none be installed. Commissioner Ciambriello suggested moving both skylights to the rear of the house if necessary. Bill Bohlin motioned to accept the application with the applicant removing the front skylight from the plans seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
8. **John & Joanne Sinerate** – Demolition of a single family home at 68 Bristol Street, Dennis (M302-2). Jim Hagerty was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 15, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
9. **John & Joanne Sinerate** – Single Family home at 68 Bristol Street, Dennis (M302-2). Jim Hagerty was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 15, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed single family home. Commissioner Bohlin did suggest a chimney, feeling that it adds a historic look to a house, but was not requiring one. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
10. **Thomas & Janet Fink** – Alterations (replace roof; replace siding on sides & rear; remove rear balconies & sliders and replace with windows) at 319 Sesuit Neck Road, East Dennis (M410-21). Commissioner Ciambriello stepped out for the application. Todd LaBarge was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 16, 2010. The documents are available for review in the Building Department. Mr. LaBarge disclosed to the committee that because the roof was leaking, he has already applied for a building permit and moved forward with the re-roof. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.** Ciambriello returned to the meeting.
11. **E. Paul Tinsley** – Temporary Real Estate Sign at 86 & 88 Horsefoot Path, Dennis (M344-58 & 59). Chairman Lomenzo stepped out for the application. Todd LaBarge was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 16, 2010. The documents are available for review in the Building Department. Commissioner Crowell noted the Act calls for signs to be simple and not too cluttered and he feels that this sign does not conform to that. Bill Bohlin motioned to accept the application as presented seconded by

Frank Ciambriello. **APPLICATION APPROVED; VOTE 3-1.** Crowell against.

12. **NEI Development** – Alterations (windows & siding) at 38 Wampanoag Trail, Dennis (M346-81). Vinnie Iacozzi was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 20, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed alterations. Commissioner Bohlin did ask Mr. Iacozzi to indicate what shade of blue the shutters would be painted. Mr. Iacozzi indicated that he was going to paint them Newburyport Blue and noted that change on the spec sheet. **APPLICATION APPROVED; VOTE 5-0.**
 13. **Richard & Cathy Papazian** – Additions & Alterations (second floor addition, re-trim & re-side house, replace windows, rear addition, and deck) at 2 Second Street, Dennis (M346-10). Bill Croston was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 20, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed additions and alterations. Commissioner Bohlin noted that the windows on the rear elevation did not show grills; Mr. Croston stated that was an error and he would correct the plans. Bill Bohlin motioned to accept the application as presented with the plans being corrected to show the grills seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
 14. **Carl Barberis** – Alterations (shed dormers) at 955 Route 6A, Dennis (M372-9). Joseph Dick was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 21, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
 15. **Bob & Ann Prall** – Addition at 23 Schooner Road, Dennis (M386-36). Mark McDowell was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 21, 2010. The documents are available for review in the Building Department. All the committee members were in agreement with the proposed addition. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
 16. **Tom & Patricia Mitro** – Alterations (change door/windows/ add French Door) at 14 Shawnee Way, East Dennis (M375-4). Tom Downey was present for the application. No abutters were present. A completed Certificate of Appropriateness was received on December 21, 2010. The documents are available for review in the Building Department. Mr. Downey submitted new rear elevation drawings to the committee. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.
- Chairman Lomenzo informed the committee of numerous “No Parking” signs along Route 6A from Scargo Hill Road to just past Route 134. He did not feel they were installed by the Town of Dennis and there is no historic approval.
 - Commissioner Bohlin also informed the committee of metal gates/fences being installed by N’Star that also have not been approved by the historic district.
 - Bill Bohlin motioned to adjourn the meeting at 6:53 pm seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: December 8, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciamriello, Josh Crowell, Bill Bohlin, Gary Barber and Robert Waldo

Absent: None

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, December 8, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of November 10, 2010 – Bill Bohlin motioned to accept the minutes of November 10, 2010 seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**

Continued Applications:

1. **Gerald Boyle** –Revisions to previously approved plans at 42 Dr. Lords Road, East Dennis (M389-62). Kurt Raber was present for the application. No abutters were present. Mr. Raber presented the committee with revised plans as well as a new Certificate of Appropriateness and spec sheet. Copies of these items are on file in the Building Department. Mr. Raber explained the background/history of the previously approved plans and where the new house has progressed to since he was hired by the Boyles. Mr. Raber explained the revisions from the previously approved plans: - a wooden stoop; -the rear deck reduced from 15' to 12'; -created greater setbacks; -four loose-laid rock walls on the north side of the house; -concrete wall along the driveway to be removed and replaced; -a double dormer was replaced by a single dormer; - the double hung windows in the master bedroom have been reduced to a barnstyle; - the lattice on the rear elevation has been removed. Mr. Raber pointed out that there were not many changes to the spec sheet, but he did submit a new one. Commissioner Crowell asked if the grades were to remain the same. Mr. Raber stated they would. Commissioner Ciambriello asked if the four rock walls on the north elevation would be pitched towards the foundation. Mr. Raber stated that there would not be a drainage issue. There was much discussion regarding the pitch of the rockwalls. Commissioner Ciambriello stated that the grades should be drawn away from the house to eliminate any potential issues. Chairman Lomenzo also stated the Certificate of Amendment should reflect that this an amendment to a previously approved plan and the overall length & width measurements need to be added to the spec sheet. Bill Bohlin moitoned to accept the application as presented seconded by Gary Barber.
APPLICATION APPROVED; VOTE 5-0.

Regular Meeting:

1. **Robert J. Anderson** – Accessory Structure (studio/storage shed) at 54 Scargo Hill Road, Dennis (M332-47). Chairman Lomenzo disclosed that the Andersons are friends and he has not previously discussed this application with them and if they had approached him he would have referred them to apply just as they did. Jamie McGrath was present for the application. No abutters were present. Mr. McGrath explained the project to the committee. In addition to the completed application also submitted were elevations of the proposed accessory structure. Copies of the submitted paperwork are on file at the Building Department. Mr. McGrath stated the homeowner decided to change the french doors to sliders with grills. All the committee members were in agreement with the proposed

accessory structure. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. Frank Ciambriello amended the motion to change the doors to a slider with grills seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

2. **Michael & Beth Garbitt** – Fence (6' stockade) at 20 Crosby Circle, South Dennis (M204-14). Michael and Beth Garbitt were present for the application. No abutters were present. In addition to the completed application also submitted were pictures of the property and the proposed fence. Copies of the submitted paperwork are on file at the Building Department. Commissioner Crowell noted that the plot plan indicates 170' of fence along Airline Road but the spec sheet says 144'. He also questioned as to where the fence was to be placed. Mrs. Garbitt stated that she would like the fence to be installed right on the property line. Mr. Garbitt also added that there is 10' of vegetation between his property line and the street. Commissioner Ciambriello also noted according to the brochure, the fence is going to be a flat board with a cap and not a stockade. Mr. Garbitt also stated that there have been about 50 Canadian Hemlocks planted to screen the fence. Commissioner Bohlin is troubled by the amount of fence proposed; he does object to the fence. Chairman Lomenzo thought the trees should be included in the approval. He also said the existing shed on the property should be noted on the plot plan; the trees should also be included; as well as the measurement of 144' for the fence. Frank Ciambriello motioned to have the shed included on the plot plan, the length of fence noted and the plantings marked on the plot plan seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1 (Bohlin against.)**
3. **Rebecca Schmidt** – Accessory Structure (pergola) & alterations (stonewall) at 58 Sea Street, East Dennis (M413-38). Rafael B. of Sesuit Landscapes, Inc. was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed accessory structure, pictures of the completed pergola and pictures of the property. Copies of the submitted paperwork are on file at the Building Department. Chairman Lomenzo read a letter that was sent to the historic office from Janet Robinson voicing her support. Commissioner Ciambriello confirmed that the pergola was completed in September. Chairman Lomenzo explained that a complaint came in to the historic office and that is how this application came to the committee. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 4-1 (Ciambriello against.)**
4. **Nelson Rouette** – Alterations (raise roof & add dormer) at 115 South Street, East Dennis (M398-27). Joseph Butler was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed alterations. Copies of the submitted paperwork are on file at the Building Department. Commissioner Waldo had issue with the wording on the application. Commissioner Ciambriello also had issue with the wording of "raising" roof. After some discussion, it was decided to remove "raise" from the application. Frank Ciambriello motioned to accept the application as amended (removed "raise" from the application) seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
5. **Christopher Powers** – Alterations (window changes/door changes/install platform & steps/install sliding door) at 33 South Street, East Dennis (M397-22). Chairman Lomenzo stepped out for the application. Will Swift was present for the application. No abutters were present. In addition to the completed application also submitted were conceptual drawings of the proposed alterations. Copies of the submitted paperwork are on file at the Building Department. Mr. Swift noted there was a change to the plans; the homeowner has decided to omit one slider and leave the door and window. Commissioner Barber noted that 1/4" scale drawings were needed. All the committee members were otherwise in agreement with the proposed changes. Bill Bohlin motioned to accept the application with 1/4" scale drawings being submitted to the historic office seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** Chairman Lomenzo returned to the meeting.
6. **Kathleen Pizzani** – Alterations (enlarge an existing deck) at 11 Heathcliff Road, South Dennis (M214-13). William Murphy was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed deck changes and pictures of the existing house. Copies of the submitted paperwork are on file at the Building Department. Commissioner Ciambriello felt the plot plan was not clear. He wanted to establish the finished length and width of the deck. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application with the measurements the length and width of the deck be added to the application. **APPLICATION APPROVED; VOTE 5-0.**
7. **Brian & Maria Fitzgerald** – Alterations (window changes, trim & rebuild entrance steps) at 26 Dalton

Lane, East Dennis (M422-63). Sara Porter was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed alterations, pictures of the existing house and a door & window schedule. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

8. **Henry & Barbara Haines** – Fence (black aluminum) at 14 Osprey Lane, Dennis (M388-70). Legare Cuyler was present for the application. No abutters were present. In addition to the completed application also submitted were pictures of the existing house and elevation drawings showing the appearance of the fence from the front of the house. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed fence. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
9. **Felicia Duran** – Alterations (window changes/replacements) at 111 King James Drive, Dennis (M336-4). John Lonergan was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed window changes and pictures of the existing home. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed window changes. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
10. **Jon Moulding** – Alterations (side entry door on garage) at 126 Greenland Circle, East Dennis (M317-6). Virginai Moulding was present for the application. No abutters were present. In addition to the completed application also submitted were pictures of the proposed alterations. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed side entry door. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
11. **Averell Trust/Seaside Homes, Inc.** – Single Family Home at 52 Old Fish House Road, South Dennis (M160-102). Dennis Mason was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed single family home. Copies of the submitted paperwork are on file at the Building Department. Commissioner Bohlin expressed concern with the window in the garage door and he also felt the house need a chimney (as a look). Commissioner Crowell confirmed the plan is reversed; Mr. Mason stated that is. Commissioner Ciambriello noted the depth of the house should be 40' to include the deck. Chairman Lomenzo also agreed that the house needed a chimney as it presents too large without a chimney. Commissioner Bohlin suggested centering a "chimney" on the front door. Gary Barber motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo & Bohlin against).**
12. **Patrick Mahon** – Alterations (window changes/replace doors) at 49 Uncle Bob's Way, South Dennis (M198-22). Vasco Nunez was present for the application. No abutters were present. Commissioners Crowell expressed some concern with the crescent shaped window on the door. In addition to the completed application also submitted were pictures of the existing house and with the proposed bay window change. Copies of the submitted paperwork are on file at the Building Department. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-1 (Crowell against).**
13. **Ben Rogan & Jean Marquand** – Single Family Home at 150 Beach Street, Dennis (M347-15). Ben Rogan was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed single family home. Copies of the submitted paperwork are on file at the Building Department. Chairman Lomenzo cleared up the orientation of the house; at this time the front of the house faces Wild Hunter Road. Commissioner Ciambriello didn't feel the house fit in the neighborhood. He thought the main entrance had the look of a chalet and he didn't feel the open rafter look was appropriate for the district. Commissioner Waldo had no comments. Commissioner Barber suggested changing the two dormers to a single dormer and to change the look of the entry. Commissioner Bohlin thought the windows should be 6 over 6's and he agreed with Commissioner Ciambriello in regards to the main entrance. Commissioner Crowell felt there is no consistency along the front of the house – a number of architectural features have been used. Chairman Lomenzo also agreed that the entrance was not

appropriate. He also didn't feel the small windows next to the door were appropriate either, and he agreed with Commissioner Barber in regards to the dormers. He also didn't feel the open rafters were appropriate. Mr. Rogan explained the vegetation from Beach Street to the back of the barn will be about 115' to 120' and the rest of the landscape plan. He also mentioned that he would be willing to change the rafters to soffits. Commissioner Ciambriello also suggested changing the front entry door with a single side light; close in the gable over the door; move the columns; and too add wider trim or shutters to the windows. Mr. Rogan told the committee the gable end is closed in, it just appears opened in the drawings. After a bit more discussion, Mr. Rogan agreed to the following amendments: eliminate the rafter tails and change to a vented soffit; remove the window in the porch gable; remove the two four-lite windows in the front entry; and relocate the columns (pillars). Frank Ciambriello motioned to accept the application as amended seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

14. **Ben Rogan & Jean Marquand** – Accessory Structure (barn) at 150 Beach Street, Dennis (M347-15). Ben Rogan was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed accessory structure. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed barn. Mr. Rogan stated that he would be willing to change the rafters to match the house. He also noted that the barn is going to be moved 10' forward and the doors were going to be painted newburyport blue. Chairman Lomenzo agreed to the soffit changes. Frank Ciambriello motioned to accept the application with the above mentioned changes seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
15. **Carl Barberis** – Alterations (replace doors & windows/add brackets to underside of balcony) at 955 Route 6A, Dennis (M372-9). Joseph Dick was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed alterations. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
16. **Robert Carroll** – Alterations (window changes) at 11 Joyce Circle, East Dennis (M408-40). Chris Weeks was present for the application. No abutters were present. In addition to the completed application also submitted were pictures showing the existing and proposed window changes. Copies of the submitted paperwork are on file at the Building Department. Commissioner Bohlin felt there was too much window; Commissioner Crowell agreed. Commissioner Barber felt the windows should be lowered so there were not so close to the trim boards. There may suggestions offered by the committee to solve the issue of replacing the existing window. Commissioner Ciambriello suggested replacing with the same style window; Mr. Weeks stated it is a custom size and to meet with the hurricane codes, it would be too expensive to duplicate the window. After much back and forth discussion, Mr. Weeks agreed to eliminate the two side windows and install the proposed center casement windows with a dimension of 28" X 48" each. Bill Bohlin motioned to accept the application as amended seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
17. **Margaret S. Robbins** – Addition & alterations (enclose existing decks to create a screen porch and add a 2nd floor screen porch) at 97 Pilgrim Road, Dennis (M367-23). Tom Downey was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed addition and pictures of the existing house. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed addition and alterations. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
18. **Douglas Long** – Alterations (replace garage doors w/windows; add 2 skylights; add windows & slider) at 43 Mashantum Road, Dennis (M371-1). David Kenney was present for the application. No abutters were present. In addition to the completed application also submitted were elevations of the proposed alterations and pictures of the existing house. Copies of the submitted paperwork are on file at the Building Department. Commissioner Barber inquired about the skylights; Mr. Kenney stated the homeowner had decided to eliminate them from the plan. Bill Bohlin motioned to accept the application with the skylights removed seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
19. **Betsy Lose & Laura Musgrove** – Alterations (rebuild roof with shed dormers) at 59 Forest Pines Drive, East Dennis (M360-16). Allison Alessi was present for the application. No abutters were

present. Ms. Alessit described some of the changes made as suggested by the committee at a previous meeting. In addition to the completed application also submitted were elevations of the proposed alterations and pictures of the existing house. Copies of the submitted paperwork are on file at the Building Department. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- Bill Bohlin motioned to adjourn the meeting at 8:38 PM seconded by Josh Crowell. **MEETING ADJOURNED: VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
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MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: October 13, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, October 13, 2010** at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

1. **James Mahoney** – Single Family Home at 50 Dr. Stanton Road, Dennis (M334-91). Jim Hagerty of Reef was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan, elevation drawings, and a landscape plan. Copies of the application are on file at the Building Department. Commissioner Barber asked if there is roof or a transom over the front door. Chairman Lomenzo asked the setback of the garage. (Two feet from the front line of the house.) Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
2. **David St. Onge** – Alterations (door changes) at 196 Mayfair Road, South Dennis (M184-5). David St. Onge was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted were pictures of the proposed doors. Copies of the application are on file at the Building Department. The commissioners felt the five light door was more appropriate, but it was noted that other homes in the neighborhood have fan light style doors. After some discussion, it was determined that the door is actually a four light four panel door and the committee members felt that configuration door would fit best. Frank Ciambriello motioned to accept the application with the door being changed to a four light four panel door seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
3. **Anna Houle** – Alterations (10 Solar Panels) at 142 South Yarmouth Road, Dennis (M255-34). David Richardson was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a solar panel spec sheet, a plot plan, cut sheets showing the proposed solar panels and examples of other solar panel installations. Copies of the application are on file at the Building Department. Commissioner Bohlin felt the panels would be visible from the street and was wondering if there was a plan B. Commissioner Crowell asked the color of the panels. Mr. Richardson stated the panels are a bluish/black and the house does sit back off the road about 200'. Commissioner Crowell did feel that a darker panel would not show as much, but considering the nature of the neighborhood he could support this application. Commissioner Ciambriello questioned the placement on the roof, he too felt the existing roof is very light and the pitch of the roof. Mr. Richardson said the modules are proposed to be installed on the left side for plumbing purposes. Commissioners Barber & Waldo thought the roof needs to be darker. Chairman Lomenzo felt the application was incomplete because some plans show the panels on center and some on the left;

also the pitch of the roof needs to be supplied. He also suggested installing the panels on the back of the house and felt the color contrast is a major issue. Mr. Richardson explained why the solar panels had to be placed in the proposed location. Commissioner Ciambriello said the plot plan shows the house is facing east and suggested placing the panels on the flatter dormer roof. Commissioner Bohlin also asked if the trees were to be removed, then the solar panels would be very visible. Chairman Lomenzo suggested continuing the application either for later in meeting or at the next meeting. Mr. Richardson and Ms. Houle stepped out to discuss some options. Upon their return, Mr. Richardson stated he would like to submit new plans and show a sample on the roof and return to the board at a later date. Commissioner Ciambriello stated his concerns about showing a dark panel on a light roof. Ms. Houle stated that the shingles on her roof are dark already. Bill Bohlin motioned to accept the applicant's desire to continue the application until the next meeting seconded by Gary Barber. **APPLICATION CONTINUED; VOTE 5-0.**

4. **Ronald Creamer** – Alterations (Window Replacements) at 30 Elm Street, Dennis (M371-7). Vasco Nunez was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted were pictures of the proposed windows, and pictures of existing house. Copies of the application are on file at the Building Department. All the committee members were in agreement with the application. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
5. **Frederick Cooke/Judah Paddock Realty Trust** – Alterations (raise roof to match existing roof line of main house) at 1554 Route 6A, East Dennis (M378-1). James Bartolini was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan, pictures of the existing building, and elevation drawings of the proposed changes. Copies of the application are on file at the Building Department. Mr. Bartolini stated the roof line will be raised four feet. Commissioner Bohlin felt the right side elevation will detract from the historical look of the house. Commissioner Crowell is opposed to the changes; he felt it does not meet the concerns of the Act. Chairman Lomenzo said his biggest problem is figuring out what exactly is happening and feels the roof line will come up and go straight back. He also suggested not adding the cupola and adding a fake chimney. Mr. Bartolini explained the elevations and where the proposed changes would take place. Commissioner Ciambriello also felt the cupola is a major change and replace with chimney to replicate what exists. Mr. Bartolini stepped out to redraw the plans to remove the cupola and the faux chimney. Mr. Bartolini returned after re-drawing a line on the roof. Commissioner Ciambriello felt the plans needed to be redrawn, but Commissioner Barber felt the drawing was right but the chimney needed to be eliminated. Frank Ciambriello motioned to accept the application with the plans redrawn showing how the hip roof will be signified, the chimney will be replaced, and the cupola will be removed from the plan. The motion was not seconded. Bill Bohlin motioned to accept the application as amended with the chimney being replaced and the cupola removed seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo and Ciambriello opposed.)**
6. **Anita Stanley** – Addition at 618 Setucket Road, East Dennis (M293-9). Theodore Striver and Anita Stanley were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan, pictures of the existing building, and elevation drawings of the proposed changes. Copies of the application are on file at the Building Department. Mr. Striver submitted new plans to the committee. All the committee members were in agreement with the proposed addition as presented. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
7. **David Chrisey** – Alterations (to existing deck) at 25 Carriage Drive, South Dennis (M201-1). Kevin Johnson was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan, pictures of the existing building, and elevation drawings of the proposed changes. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed alterations to the deck. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

8. **Diane Waters** – Alterations at 52 Uncle Bob’s Way, South Dennis (M198-18). Chris Childs was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan, pictures of the existing building, and elevation drawings of the proposed changes. Copies of the application are on file at the Building Department. Mr. Childs also noted that the homeowner would like to change the front door as well. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
9. **Horsefoot Path Realty LLC** – Demolition of a single family home at 5 Horsefoot Path, Dennis (M344-55). Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness for Demolition also submitted was a plot plan showing the existing buildings, and pictures of the existing buildings. Copies of the application are on file at the Building Department. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**
10. **Horsefoot Path Realty LLC** – Demolition of Cottage #1 at 5 Horsefoot Path, Dennis (M344-55).
11. **Horsefoot Path Realty LLC** – Demolition of Cottage #2 at 5 Horsefoot Path, Dennis (M344-55).
12. **Horsefoot Path Realty LLC** – Demolition of Cottage #3 at 86 Horsefoot Path, Dennis (M344-59).
13. **Horsefoot Path Realty LLC** – Demolition of Cottage #4 at 86 Horsefoot Path, Dennis (M344-59).
14. **Horsefoot Path Realty LLC** – Demolition of Cottage #5 at 88 Horsefoot Path, Dennis (M344-59).
15. **Horsefoot Path Realty LLC** – Demolition of Cottage #6 at 5 Dunes Road, Dennis (M344-67).
16. **Horsefoot Path Realty LLC** – Demolition of Cottage #7 at 5 Dunes Road, Dennis (M344-67).
Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness for Demolition also submitted was a plot plan showing the existing buildings, and pictures of the existing buildings. Copies of the application are on file at the Building Department. Agend items 10 through 16 were discussed at the same time. It was determined that there is no historical history to any of the cottages. Bill Bohlin motioned to approve demolition of the seven (7) cottages located at 5 Horsefoot Path, 86 Horsefoot Path, 88 Horsefoot Path, and 5 Dunes Road as presented seconded by Josh Crowell. **APPLICATIONS APPROVED; VOTE 5-0.**
17. **Horsefoot Path Realty LLC** – Single Family Home at 5 Dunes Road, Dennis (M344-67).
Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the proposed buildings, and elevation drawings, plot plans and landscaping plans. Copies of the application are on file at the Building Department. Mr. Clark stated the lattice under the stairs will be azek. There will also be a fieldstone wall that is 1 ½’ tall in front of the building. The top of the foundation will be 1 ½’ higher than the building that was demolished. This house is still pending Zoning Board of Appeals approval. All the committee members were in agreement with the proposed single family home. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
18. **Horsefoot Path Realty LLC** – Single Family Home at 88 Horsefoot Path, Dennis (M344-55, 57, & 56). Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the proposed buildings, and elevation drawings, plot plans and landscaping plans. Copies of the application are on file at the Building Department. Commissioner Ciambriello questioned the board at the basement level. Mr. Clark stated he was using it to break up the visual height. It was also noted that the fieldstone retaining walls will not be highly visible from the street. All the homes in the area will have plantings to hold back the sand and dunes. It was also noted the driveway will be a grey tone and as close to stone as possible. All the committee members were in agreement with the proposed single family home seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
19. **Horsefoot Path Realty LLC** – Single Family Home at 86 Horsefoot Path, Dennis (M344-59, 60, & 61). Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the proposed buildings, and elevation drawings, plot plans and landscaping plans. Copies of the application are on file at the Building Department. As

suggested by the committee at the informal, there were many changes made to the house to make it look different from the neighboring house. The widows walk was removed from the plan. The grade to the house has stayed the same. All the committee members were in agreement with the proposed single family home. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

20. Horsefoot Path Realty LLC – Single Family Home at 5 Horsefoot Path, Dennis (M344-55). Gordon Clark and Jonathan Idman were present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the proposed buildings, and elevation drawings, plot plans and landscaping plans. Copies of the application are on file at the Building Department. The house has been simplified from the plans discussed at the informal meeting. The house is in a sand dune and requires pilings that will not be exposed. The shingle line will be carried down to hide the pilings. Commissioner Ciambriello suggested keeping the same 3' railing as the informal presentation and changing the columns from the top of the wall. Frank Ciambriello motioned to accept the application as presented with the columns being dropped 1' from the top of the wall seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

- Gary Barber motioned to adjourn the meeting at 9:05 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

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**MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT**

Date: Wednesday, September 8, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber & Robert Waldo

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, September 08, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of August 25, 2010: Bill Bohlin motioned to accept the minutes of August 25, 2010; Frank Ciambriello asked if the correction to his name was made (yes) and he wanted to know if the applicants for Aquacultural Research Center receive a denial for the demolition of the quonset huts what would happen with the approval of the wind turbine. Chairman Lomenzo referred to the motion made by Bill Bohlin and amended it to include the application for the demolition to be submitted and approved at the meeting of September 22, 2010, all the committee agreed to this amendment.
MINUTES APPROVED; VOTE 5-0.

- 1. **Peter & Karen Crowley** – Alterations (shed dormer) at 38 Hillside Drive, East Dennis (M358-30). Jared Reeves was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed dormer and pictures of the existing house. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

- 2. **Deirdre J. Carr** – Demolition of a single family home at 1005 Main Street (Route 6A), Dennis (M389-74). Attorney Jonathan Idman was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness for Demolition also submitted was an abutters list, a plot plan with an overlay showing the new home, and pictures of the existing home. Copies of the application are on file at the Building Department. Attorney Idman stated the demolition was only for the house and the attached garage. Attorney Idman stated the field card states the house was built in the 1920's but has been told that the house may have actually been built in the 1940's. He also indicated the house sits back about 200 feet from Route 6A. Commissioner Crowell felt this is a classic setting with a cape house with a long deep front yard meadow; he would be opposed to the demolition. Commissioner Ciambriello asked about the garage to be demolished. Attorney Idman stated the garage attached to the house will be demolished and the detached garage will remain. Chairman Lomenzo expressed some concerns with the house possibly being demolished although he is not completely against it. He also felt the site visit is necessary for the committee to be consistent as they have been in the past. Even though Commissioner Barber did not have issue with the demolition he also felt the committee should be consistent and should go on the site visit. Mr. Carr explained the history of his family owning the house. He felt there may be some confusion because there was another house on the property that was burned down, but he did speak to someone who stated the house was built in the 1940's and will try to get the builder's name. Frank

Ciambriello motioned to allow the applicant to continue the application and to schedule a site visit seconded by Josh Crowell. **APPLICATION CONTINUED; VOTE 5-0.**

3. **Deirdre J. Carr** – Single Family Home at 1005 Main Street (Route 6A), Dennis (M389-74). Attorney Jonathan Idman was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan showing the location of the new home, and elevation drawings of the new home. Copies of the application are on file at the Building Department. Because the prior application was continued Attorney Idman requested to continue this application as well. Bill Bohlin motioned to accept the applicants request to continue the application seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
4. **Kevin & Debbie O’Quinn** – Addition at 33 Beagle By-Way, Dennis (M368-43). Jared Reeves was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed addition and pictures of the existing house. Copies of the application are on file at the Building Department. Commissioner Ciambriello felt the elevation drawings were not complete and some items were missing. He asked to have things marked a little more clearly. Commissioner Barber asked if the bulkhead on the left elevation was going to be seen. Mr. Reeves stated the street ends at the driveway, so it will not be seen. Commissioner Ciambriello pointed out some other discrepancies with the elevation drawings. Frank Ciambriello moitoned to approve the application with proper plans being submitted to the historic office within 10 days or the approval will be null and void seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
5. **Jay Sushelsky & Noreen Marcus** – Alterations at 193 Beach Street, Dennis (M346-34). Sara Jane Porter was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed dormer and front porch and pictures of the existing house. Copies of the application are on file at the Building Department. Commissioner Ciambriello complimented the addition. He felt the skylights installed in the porch complimented the skylights already installed on the roof. Commissioner Barber also agreed with the skylights, but only because of the existing skylights. Commissioner Bohlin doesn’t agree with the skylights, but likes the porch addition. Commissioner Crowell felt the porch design breaks up the roof and makes for an unpleasing roofline. Chairman Lomenzo feels the skylights are inappropriate and thinks they should be removed from the plan. Ms. Porter stated she would negotiate for the skylights on the porch but she would not discuss the existing skylights, especially without her client present. There was some discussion among the committtee members regarding the proposed skylights. Bill Bohlin motioned to accept the application with the two porch skylights removed seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-1 (Crowell against.)**
6. **John Guerin** – Roofing at 9 Stewarts Avenue, South Dennis (M185-14). Oliver Kelly was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed dormer and front porch and pictures of the existing house. Copies of the application are on file at the Building Department. Frank Ciambriello stepped away from the meeting. All the committee members were in agreement with the proposed roof color change. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.** Frank Cimabriello returned to the meeting.
7. **Anita Mann** -- Addition to front porch and door change at 100 Nobscussett Road, Dennis (349-30). Kenneth Sadler was present for the application. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed screened porch & new front door. Copies of the application are on file at the Building Department. Carol Mourad was present to express her support for the project. Commissioner Crowell likes the existing door and was troubled with the peak over the porch. Commissioner Crowell noted there was no plot plan in his packet. (There was a plot plan in another

packet.) He also suggested changing the gable roof to a shed roof. Mr. Sadler suggested a hip roof; he didn't feel a shed roof would work. Commissioner Barber didn't agree with a hip roof; he did not feel it would fit the house. Chairman Lomenzo was okay with the proposed door change, but did not feel the gable roof was appropriate and suggested a flat roof. The committee and Mr. Sadler reviewed different suggestions. Mr. Sadler asked the committee to allow him to rework the drawings and to continue the application. Bill Bohlin motioned to accept the applicants request to continue seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

8. **Jack & Theresa Begley** – Enclose breezeway at 19 Capt. Walsh Drive, Dennis (M260-30). Donald Horenbeck was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, an abutters list, a plot plan, elevation drawings showing the proposed enclosed breezeway and pictures of the existing house. Copies of the application are on file at the Building Department. All the committee members were in agreement that the elevation drawings were not complete. It was decided that the committee would vote on the application but complete elevations would have to be provided to the office. Josh Crowell motioned to accept the application as presented with complete elevation drawings being submitted to the historic office within 10 days or the application will be null and void seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

Continued Applications, Exemptions and Other Business:

- **INFORMAL HEARING:**

1. **Jonathan Idman & Gordon Clark:** Informal meeting regarding 5 Horsefoot Path, 86 Horsefoot Path, 88 Horsefoot Path, and 5 Dunes Road, East Dennis. Attorney Idman, Mr. Clark and the committee reviewed the projects proposed for the above mentioned addresses. Chairman Lomenzo stated that a site visit would be strongly suggested because of the changes proposed. Suggestions were made to Mr. Clark for the designs to the houses and what other information the committee would like to see.

- **OTHER BUSINESS:**

- Chairman Lomenzo discussed some appeals reviewed by the Historic Commission regarding solar panels.
 - The appeal hearing for the approved Wind Turbine is scheduled for Tuesday, September 28, 2010 at 2:00 PM. The hearing will be held at the West Barnstable Fire Station on Route 149, West Barnstable.
 - The Commission as filed a lawsuit against Richard Guerney and 17 Scargo Heights Road.
 - Chairman Lomenzo suggested a workshop for enforcement of approvals.
 - Commissioner Bohlin asked again about the blue tarp on the sign at Routes 134 and 6A; noting that he has received numerous complaints from people in the district. Chairman Lomenzo felt the committee might want to consider re-opening the complaint and try to get the property owner to comply.
- Bill Bohlin motioned to adjourn the meeting at 8:40 pm seconded by Gary Barber. **MEETING ADOJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: August 25, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo

Absent: None

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, August 25, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Approve minutes of August 11, 2010: Gary Barber motioned to accept the minutes of August 11, 2010 seconded by Frank Ciambriello.
MINUTES APPROVED; VOTE 5-0.
- Commissioner Crowell apologized for an issue that occurred during the site visit.

- **Continued Applications:**

1. **Aquacultural Research Corporation (ARC)** – Accessory Structure (Wind Turbine) at 99 Chapin Beach Road, Dennis (M271-1). Attorney John Kenney, Gail Hart, Vice-President of ARC, Richard Krause, President of ARC, and Liz Argo of Argo Productions. Attorney Kenney addressed some issues that were raised at the previous meeting and the site visit. Included in those issues were the energy advantages, why ARC chose this specific turbine, the reason for choosing a turbine with a hub height of 164'; the color of the turbine; the bond required for the turbine and specifications of the turbine. (A copy of this supplemental submission is attached to the minutes and is on file at the historic office.) Chairman Lomenzo reviewed the following specifications with Attorney Kenney.
 - The height to the hub of the turbine --- 50 meters.
 - Diameter of the blades --- 48 meters.
 - Blade length --- no longer than 24 meters (23.2 meters).
 - Width & shape of the blades --- blade is 1.25 meters wide & shape is not on spec sheet.
 - Width, shape and dimension of the hub --- diameter & thickness at top, 209.4cm; diameter & thickness at base, 314.0cm and is cylindrical / tapered.
 - Strobe light (?) on the hub --- Liz Argo stated the light is a slow blinking red light. She was not sure of the brightness of the bulb and thought that it only came on at night, but would have to confirm that with the manufacturer. Chairman Lomenzo asked to know when the light would be on and when it would be on.

Chairman Lomenzo also asked about quonset huts that are located on the property. Attorney Kenney confirmed the quonset huts are to be removed for installation of the wind turbine. Chairman Lomenzo stated the application should read "demolish & build turbine base..." Chairman Lomenzo also questioned the diameter of the the base of the turbine (50' in diameter) and the color of the proposed turbine (FAA dictates the color as well as the Town of Dennis by-law). He did thank everyone for arranging the site visit as it allowed the committee to become

better educated.

Commissioner Crowell took pictures of the existing building and is disturbed by the condition of the building. He felt the building(s) should be brought up to code to qualify for energy savings. He was also curious if the applicants had considered any other options such as grist mills. He also wanted to know if the applicants had considered what would happen if the blades flew off and who would be effected. Attorney Kenney said the applicants would be reinvesting the money saved from the installation of the wind turbine would be used for repairs to the building. He also stated that grist mills are usually only about 40 – 50 feet tall and would not be effective at this location. They were also built on hills that were stripped of all trees. As far as the blades coming off, he and the applicants feel this is a better quality of turbine and that shouldn't be an issue. Commissioners Crowell and Bohlin had no questions for the applicants. Commissioner Barber noted the spec sheet showed advertising on the hub and wondered if this turbine would do as well. (No.) He also asked if color # 9001 or #9002 would blend better with the surroundings. Commissioner Waldo thanked the applicants for the additional information supplied to the committee. He asked if they knew the height of the 250kwh turbine and the cost difference from the proposed turbine. Commissioner Ciambriello noted too the measurements provided are all in metrics and should be converted to feet & inches so the public would easily understand. Chairman Lomenzo asked how many abutters/interested parties would like to speak. A few interested parties raised their hands and Chairman Lomenzo said he was going to put a time limit on how long people can talk. Tom Bartha of Yarmouthport stated he hopes the committee is considering facts and not feelings. He believes that our ancestors would have "gone for it". Don Dornback (42 Rodolph Way, Dennis) wanted to know if MassSave has done an energy audit; where have all the profits from the business gone; will the heating equipment be replaced; if the business is sold will the turbine come down; are they going to be in business to be a power company and what has been done to make the company more efficient? Rose Ausin (27 Spadoni Way, Dennis) asked about the height/site; wanted to know if anyone has thought about erosion; have the applicants thought about limiting use and banking energy; and she also reminded everyone that the balloon test was 100' short of the blades. Janet Polito feels if this business has problems with their energy bills why do homeowners nearby have to suffer. Dennis Pitsley (Onset) just wanted to reiterate that there is no noise under the turbine at MMA where he has his oyster farm. He feels the only noise heard is the wind. Wayne Bergeron (Selectman, Town of Dennis) felt the committee should stay on the topic of the wind turbine and not concern themselves with measurements or business that is not part of the Act. Gerry Palano (MA Department of Agriculture) repeated his department's support of the turbine and wanted to be sure the committee received a letter from the Department of Agricultural Resources. (Yes, a copy is on file at the historic office in Dennisport.)

Richard Krause, President of ARC addressed the issue of the building conditions. At this time he does not have the funds to make repairs to the buildings, but has decided to move forward with adding the turbine and with the savings from energy bills he will be able to make repairs to the building. He has also been told by engineers that this is the "way for him to go". Attorney Kenney addressed the question of using smaller turbines. One smaller turbine would not create enough energy for them. Three smaller turbines would possibly work, but then there would be three turbines installed on the property. He did agree that the balloon was low, but it did show how much wind there is and that the turbine will work. Commissioner Waldo expressed concerns with the height of the turbine and wanted to know the costs of the smaller turbines. Commissioner Barber stated that he supports the turbine and it is now the time for one and this is probably the ideal place. He also said it would be visible from his home, and after time probably would not even notice it. Commissioner Bohlin feels the visual impact is not that great as he observed the balloon from various areas and he too supports the turbine. Commissioner Crowell reiterated that although he does not feel that turbines are attractive, he does feel it meets the concerns of the Act. Commissioner Ciambriello feels that lots of time has been wasted with this discussion and still feels intimidated by the applicant(s). He does not feel a hardship is the board's concern either and this is similar to another "bailout". He stated the applicants said the dunes would be destroyed if solar panels were installed, but he has noticed the dunes are already damaged by debris. Chairman Lomenzo felt the balloon test was very productive. From Spadoni Way the balloon was barely visible. He stated he was willing to support a turbine that

was 150' tall but not one that is 242' tall, feeling that a turbine that is about 150/170' tall would blend in nicely. He would like to see the height of proposed turbine reduced. He would like to see the turbine be a lighter color than presented. He also felt the application was incomplete and needed to be amended regarding the specs of the turbine. He felt the application should also reflect that the quonset huts have to be demolished. He would also like to see a bond in place for removal if the turbine is not used for a 12 month period or needs to be removed at the end of it's life expectancy. He also stated that the turbine will be far enough off the main road.

Commissioner Barber also questioned the time frame for construction. He asked the applicants if something better or less visually impacting would come along, would they consider using that?

Mr. Krause stated they would definitely consider a turbine that is less visually impacting.

Commissioner Ciambriello agreed that the application is incomplete and the demolition should be applied for on another application and a decision on this application should not be made until an demolition application has been presented to the board. There was much discussion among the board and the applicants attorney regarding the order of the applications. Chairman Lomenzo reviewed the Act and didn't feel it was necessary to have the demoliton application presented before a decision was made on this application. Bill Bohlin motioned the approve the application for the wind turbine with the following amendments:

- A formal application for demolition of the quonset huts on the property. Must be submitted by the August 31, 2010 deadline for the meeting of September 22, 2010 or the Certificate of Appropriateness for the wind turbine will expire.
- The committee asked that the turbine be maintained in proper working order.
- There will be a bond bond in place for removal if the turbine is not used for a 12 month period or needs to be removed at the end of it's life expectancy.
- A spec sheet will be submitted for all items in feet and inches.
- Information on the light on the hub.
- The applicants will consider a less intrusive turbine design if one comes available before this particular turbine is installed.
- The color chosen for the turbine will be color #9001.

The motion was seconded by Gary Barber. Commmissioner Ciambriello did not feel this motion was correct because of the request for demolition has not been filed. Chairman Lomenzo reminded him that the approval would expire if the applications are not filed in time. Attorney Kenney also felt there was nothing in the Act stating what order the applications had to be filed.

APPLICATION APPROVED; VOTE 3-2 (Lomenzo and Ciambriello against.)

• ***Regular Meeting:***

1. **222 Old Chatham Road Trust LLC d/b/a Enginuity** – Street Sign at 222 Old Chatham Road, East Dennis (M203-42). Michael Ehrhart was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a sign spec sheet, a plot plan showing the location of the proposed sign, and sample pictures of the proposed sign. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed street sign. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

2. **222 Old Chatham Road Trust LLC d/b/a Enginuity** – Wall Signs at 222 Old Chatham Road, East Dennis (M203-42). Michael Ehrhart was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a sign spec sheet, a plot plan showing the location of the proposed sign, and sample pictures of the proposed sign. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed wall signs. Frank Ciambriello motioned to accept the application as presented seconded by Gary Bartber.

APPLICATION APPROVED; VOTE 5-0.

3. **Town of Dennis (former Police Station)** – Alterations at 685 Route 134, South Dennis (M175-30). Brian Humes was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot

plan showing the location of the proposed project(s), and elevation drawings of the proposed project(s). Copies of the application are on file at the Building Department. Mr. Humes explained to the committee that he submitted two sets of elevations depending how the project will be built. The commonalities of the project will be on the front elevation. The shutters will be painted black to match the new police station, there will be two windows added to the left of the building, a raised panel trim will be used to cover the area where the mechanical boxes are located. He also noted that the rear of the buildings will not have shutters, but the left side (facing Route 134) will have shutters. The plans for the "Base Bid" application shows a dormer for the wheel chair lift and the "Alternate Plan #2" shows an elevator shaft to be built. The top of the elevator shaft will be lower than the front gable roof. Commissioners Ciambriello and Barber disclosed that they are both on the Buildings Committee and have been working with Mr. Humes on this project. All the committee members were in agreement with both sets of plans submitted to the committee. Josh Crowell motioned to accept the application(s) as presented seconded by Bill Bohlin

APPLICATION APPROVED; VOTE 5-0.

- 4. Dr. Elmir Sehic** – Wall Sign at 501 Route 6A, Dennis (M306-43). Dr. Sehic was present for the application. No abutters were present. Bill Bohlin stepped out as an abutter. In addition to the completed application for a Certificate of Appropriateness also submitted was a sign spec sheet, a plot plan showing the location of the proposed sign, and sample pictures of the proposed sign. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed wall sign. Josh Crowell motioned to accept the application as presented seconded by Gary Barber.

APPLICATION APPROVED; VOTE 4-0. Commissioner Bohlin returned to the meeting.

- 5. Patricia Buttenheim** – Alterations (window changes) at 112 Whig Street, Dennis (M369-39). Janice of Home Depot was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a sign spec sheet, a brochure of the new windows and pictures of the existing house showing the windows to be changed. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed window changes. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber.

APPLICATION APPROVED; VOTE 5-0.

- 6. Mark & Virginia Segalini** – Demolition of a single family home at 17 Deacon Joseph Lane, Dennis (M350-38). Jim Hagerty of Reef and Mr. & Mrs. Segalini were present for the application. Bob Langsdale was present as an abutter to show his support for the project. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the existing building with an overlay of the proposed building, and pictures of the existing building. Copies of the application are on file at the Building Department. Commissioner Waldo stepped out for the application because he is an abutter. Chairman Lomenzo disclosed that he is a neighbor but not a direct abutter to the applicant. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

- 7. Mark & Virginia Segalini** – Single Family Home at 17 Deacon Joseph Lane, Dennis (M350-38). Jim Hagerty of Reef and Mr. & Mrs. Segalini were present for the application. Bob Langsdale was present as an abutter to show his support for the project. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot plan showing the location of the proposed project, elevation drawings of the proposed home and a conceptual drawing of the house. Copies of the application are on file at the Building Department. All the commissioners expressed concern with the vertical siding on the front and garage gables. Commissioner Crowell had concern with the size of the bay window in the upper gable. Commissioner Ciambriello suggested a flat window, but keeping the same configuration of windows. Mr. Segalini felt the bay window softened the roof line on the porch. Chairman Lomenzo felt the window was appropriate but did express concern with the vertical siding. After

some discussion, the committee asked the applicant to consider removing the lower row of windows; Mr. Segalini agreed. Bill Bohlin motioned to accept the application with the vertical siding changed to cedar shingles and the lower row of windows removed from the center bay window seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

8. **Arnold Dorosario** – Alterations (observation deck) at 56 Seaside Avenue, Dennis (M388-61). David Parrella was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot plan showing the location of the proposed project, and elevation drawings of the proposed observation deck. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed observation deck. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

9. **Sherman Rivolla** – Fence at 4 Willow Way, South Dennis (M177-29). Charles Haskins was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot plan showing the location of the fence, and pictures of the proposed fence. Copies of the application are on file at the Building Department. Commissioner Ciambriello asked if the 104' of fence included the sweeps. (Yes.) Commissioner Barber had issues with the fence going beyond the end of the house; he suggested a 4' transition section. Commissioner Bohlin suggested possibly one less 8' section of fence. Chairman Lomenzo thought the fence length should be reduced. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 4-1.

- Bill Bohlin motioned to adjourn the regular meeting at 8:25 PM seconded by Josh Crowell.

MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, August 11, 2010

Present: Chairman Peter Lomenzo, Committee Members Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, Robert Waldo

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, August 11, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of July 28, 2010: Bill Bohlin motioned to accept the minutes of July 28, 2010 seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0**

- 1. **Joseph & Christine Morrell** – Fence at 24 Split Rock Road, Dennis (M332-22). Joseph Morrell was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot plan showing the location of the proposed fence, and sample pictures of the proposed fence. Copies of the application are on file at the Building Department. Commissioner Barber asked if the entire fence was to be scalloped. Mr. Morrell said it would be scalloped along the road and tapered upon the return. Commissioner Barber feels the fence is quite close to Hokum Rock Road and suggested possibly using an open picket instead of a solid fence. Commissioner Bohlin agreed with Commissioner Barber that he too would rather see a picket style fence. Commissioner Crowell felt that a natural barrier might be more appropriate. Commissioner Ciambriello asked if the applicant would consider a 4' high fence instead of the 6' fence. Mr. Morrell stated that he drove all around the district to get an idea of styles and heights of fences. He noted that he looked into planting vegetation, but it would be much too costly and felt the fence would block car lights that constantly fill the room. Chairman Lomenzo suggested an open style fence that would be less visible and screening & plantings or even pushing the fence back into the yard somewhat. Commissioner Bohlin also suggested just closing in a smaller area with a 4' picket and blocking off a section of the yard for their young son. After many suggestions and some discussion, Chairman Lomenzo offered Mr. & Mrs. Morrell the opportunity to step out of the meeting and rethink their proposal for a fence. When Mr. Morrell returned to the meeting, he agreed to install a natural cedar fence in a 4' open picket style in place of the proposed 6' fence. Bill Bohlin motioned to accept the change to a natural cedar fence in a 4' open picket style fence seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.

- 2. **Windward East Realty Trust** – Entrance sign and fence & gate with four stone columns at 569 Setucket Road (Lot #1), East Dennis (M266-53) and 561 Setucket Road (Lot #13), East Dennis (M266-44). Robert McPhee was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, a plot plan showing the location of the proposed entrance sign and fence & gate with the stone columns. Copies of the application are on file at the Building

Department. Commissioner Bohlin asked about the temporary sign that was recently approved and if it would be remaining. Mr. McPhee explained the previous sign is a marketing sign that would remain until the lots are sold rather than each lot have a realtor sign and this proposed sign is a community sign. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

3. **Kevin Guerrini** – Demolition at 7 Spadoni Way, Dennis (M322-30). Richard Desmarais and Don Meyer were present for the application. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the existing home, an abutters list, and pictures of the existing home to be demolished. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application for demolition as submitted seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

4. **Kevin Guerrini** – Single Family Home at 7 Spadoni Way, Dennis (M322-30). Richard Desmarais and Don Meyer were present for the application. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the proposed home, and elevation drawings of the proposed single family home. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed single family home. Commissioner Bohlin did ask about the color of the shutters (white) and the 2' exposure of the foundation. Mr. Desmarais stated the siding would be carried down and the grade will come up so that the foundation exposure would only be 1'. Joe Cordaro (an abutter) asked that the grade not be disturbed because of issues in the neighborhood. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

5. **Four Gulls Realty Trust** – Alterations (replace garage door) at 49 Harbor Road, East Dennis (M420-20). Brad Haven of Cape Associates was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, abutters list, a cut sheet showing the proposed garage door and pictures of the existing house. Copies of the application are on file at the Building Department. All the committee members were in agreement with the proposed garage door change. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello.

APPLICATION APPROVED; VOTE 5-0.

6. **David St. Onge** – Alterations (change windows on sun porch) at 196 Mayfair Road, South Dennis (M184-5). Vasco Nunez was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, abutters list, a window schedule and pictures of the existing house. Copies of the application are on file at the Building Department. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

7. **James L. White** – Accessory Structure (shed) at 40 Mashantum Road, Dennis (M371-12). Jamie McGrath was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a spec sheet, abutters list, elevation drawings of the proposed shed, a plot plan showing the location of the shed and pictures of the existing house. Copies of the application are on file at the Building Department. Commissioner Bohlin noted that there is also a third outbuilding on the property, Mr. McGrath was not aware of the third building. Frank Ciambriello motioned to accept the application with the elevation drawings being marked with the directions, a correction to the rear elevation showing the overhang and permission to move the 8X10 shed seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

8. **Twenty Two Harbor Road Realty Trust** – Demolition at 22 Harbor Road, East Dennis (M420-8). Tom Connors was present for the application. No abutters were present. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the existing home and the proposed new home, an abutters list, and pictures of the existing home to be demolished. Copies of the application are on file at the Building Department. Chairman Lomenzo disclosed that Mr. Connors did contact him in regards to the proposed demolition and rebuild and no guarantees for approval were given or implied. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

9. **Twenty Two Harbor Road Realty Trust** – Single Family Home at 22 Harbor Road, East Dennis (M420-8). Tom Connors was present for the application. Mr. Connors submitted new elevation drawings to the committee. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the existing home and the proposed new home, an abutters list, and pictures of the existing home to be demolished. Copies of the application are on file at the Building Department. Mr. Connors explained the proposed single family home. David Joyce of 23 Harbor Road was present to express his concern for the size of the new house. He stated his disappointment in finding out about the changes from the abutters notice rather than hearing directly from the homeowner. He feels the height changes will effect his view as well as the perspective from his house. Commissioner Crowell inquire about changes to the grade and expressed a concern with mass and height of the proposed building. Mr. Connors stated it would be raised about a 1 ½'. Commissioner Ciambriello also stated that he was contacted by the homeowner in regards to the proposed house. He stated he offered educational advice and suggestions and gave no approvals. The proposed height of the new house is approximately 31' which is less than the 35' limit and feels the new house resembles the old house in some fashion. He did feel that the three gable ends on the back of the house "cluster" up the back of the house. Commissioner Waldo asked how much excavation will be done to access the garage. Mr. Connors stated there would not be much excavation done, just some of the pavement will be ripped up. Commissioner Waldo did express his concern with the mass of the proposed house. Commissioner Barber felt there was too much stone veneer which he didn't feel was historically appropriate. He also felt there was a lot of lattice on the rear of the house and he too expressed a concern with the size/mass of the house. Mr. Connors felt by using the lattice he was trying to eliminate a triple decker look on the rear of the house. Commissioner Bohlin thought the changes to the newly submitted plans were an improvement, and he too also expressed concern with the amount of lattice on the rear of the house. After having some time to review the elevations of the proposed house, Mr. Joyce agreed that the house is large and explained the sizes of the others homes and this would be one of the largest houses in the neighborhood. He feels it is too large and too tall. Commissioner Barber suggested using natural screening instead of all the lattice. Commissioner Ciambriello suggested the lattice and screening and possibly using larger posts. Mr. Connors stated the lattice is being used to hide some mechanicals. Chairman Lomenzo believes the house is appropriate for the neighborhood; the length will be 78' 11". He asked about the grade being raised about 1 ½'. Mr. Connors stated it was because of the pilings being used and visually keep the house looking 'right'. He also addressed the issue of the stone veneer. Mr. Connors stated that he would remove the stone around the garage and back of the house he would shingle the house with white cedar shingles. There was further discussion regarding measurements of the size and mass of the house, and the stone veneer. Frank Ciambriello motioned to accept the application with the stone veneer being eliminated (except on the small amount on the front of the house and the rock walls) replaced with white cedar shingles seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 4-1. (Crowell against.) (It was also mentioned that Mr. Connors needed to submit two more copies of 1/4" drawings to the historic office as soon as possible.)

- Frank Ciambriello motioned to take a 5 minute break seconded by Bill Bohlin. **VOTE 5-0.**

10. Aquacultural Research Corporation – Accessory Structure (Wind Turbine) at 99 Chapin Beach Road, Dennis (M271-1). Attorney John Kenney; Gail Hart, Vice President of ARC, Richard Krause, President of ARC and Tom Michalemen of Boreal Renewable Energy Development were present for the application. In addition to the completed application for a Certificate of Appropriateness also submitted was a plot plan showing the location of the proposed wind turbine, an abutters list, pictures of the proposed wind turbine from various locations and a memorandum explaining the reasons for the wind turbine. Copies of the application are on file at the Building Department. Attorney Kenney explained the proposed wind turbine and the reasons for its installation at the proposed location. Aquacultural Research Corporation (ARC) is a shellfish hatchery that sits on 39.7 acres and has been in this location since 1960. There are only three structures (the main building, a warehouse, and a greenhouse) on the property and the closest structure to ARC is approximately 2600 feet away. His explained the turbine would save the company \$120,000 to \$140,000. Gail Hart explained the nature of the business and that the majority of their work is done thru the winter months. She described the lighting and energy used helps them maintain “summer” weather continually within the building. The company’s largest expense besides their payroll is their energy bills. There is not enough roof area for solar panels nor is there enough ground area because of dunes and tidal lagoons on the property. She stated the wind turbine will be 165 feet high at the hub, which is the same height as the wind turbine installed a Massachusetts Maritime Academy. There where photo simulations showing the turbine from Bray Farm in Yarmouthport, Sandy Neck Beach in Sandwich, Chapin Beach, Gina’s Restaurant and Gray’s Beach in Yarmouthport. Ms. Hart also addressed avain studies that have been done at this location, possible effects on property values, and lighting of the turbine (a single stationery light on the hub). Richard Krause explained the economics of ARC: it is the only company in the northeast providing hard shellfish seed; the company contributes \$42 million to the economy; the energy costs are the highest in the nation; energy savings will allow for needed improvements and shellfish farming is a very historic business. Tom Michaelmen explained the possiblility of using solar panels at the property but there is not enough roof area on the buildings and to place them on the ground it would take approximately 8.25 acres to produce the same amount of energy as the turbines and the dunes would bave to be flattened and anchored to the ground. He explained some specifics regarding the turbine. The turbine will be 165 feet high at the hub and at the blade tip height it will be 243 feet high; has a cut in speed of 8 mph and a cut out speed of 55 mph; and a survival speed of 134 mph; it has a 20 year life expectancy and there will be a bond in place to remove it at the end of its life. ARC is proposing to place the turbine in the area of the previous greenhouse. The proposed color is off white; it will have FAA required lighting; and will be computer operated but will have a manual override if necessary and if icing occurs, the turbine will automatically halt. Mr. Michaelman also explained the ambient background noise and the shadow impact the turbine would have. It did not effect the closest structure. Attorney Kenney paraprased his memorandum that was submitted with the Certificate of Appropriateness and the reason for applying as a hardship. Attorney Kenney reviewed the Act of the Historic District in regards to this application. He feels that there are many sections of the Act that relate to this application and reasons why the committee should approve this application. The turbine is very important to the life of this company. It would not be practical for this company to move and it could not re-create what has been established in the past 50 years.

COMMENTS FROM ABUTTERS/INTERESTED PARTIES:

- David Wyatt & Ann Porott (22 Dr. Bottero Road): Read from a letter submitted to the committee with 90 attached signatures. (Letter attached.)
- Rose Austin (27 Spadoni Way): Ms. Austin went to MMA and questioned neighbors. Their feelings are 50/50 regarding the turbine that is located closer to their homes than this one proposed. She asked if ARC has a back up plan if the turbine bothers neighbors (i.e noise/flicker), possibly limiting hours of use. She is also concerned with upkeep of the turbine as the property is in complete disarray. (She submitted pictures to the committee.) She also asked if the size of the turbine could be limited to just provide them with the energy they need.

- Don Dornback (42 Rodolph Way): Mr. Dornback expressed concerns with the noise, specifically what would be heard while on the beach near the turbine. He also expressed concerns with the 'flicker-effect' and bird strikes. He also stated that this steel structure is proposed at 243 feet and windmills were only 40 feet tall how do you compare the two.
- Ray Morandi (9 Schofield Road): Has ARC contacted Department of Agriculture and if so what is their ruling? Concerned with the enormous size and feels that ARC is threatening if they do not get their way.
- Jim Liedell (148 Kates Path, Yarmouthport): Mr. Liedell read a letter that was submitted to the committee at the meeting. (Letter attached.)
- John Ginkus (92 Pheasant Cove, Yarmouthport): He stated that he came to the meeting to be educated but is bothered by the threat of ARC going out of business. He would like to see more information and facts to back-up that statement. He is also very concerned about the noise and would like to know what he will hear from his home in Yarmouthport.
- Paula Bacon (28 Highbank Road, South Dennis): She feels that ARC is a pivotal business on Cape Cod and is important to the economy.
- Brad Crowell (16 Elm Street, Dennis): Decided to speak before the committee for three reasons; 1. he does use the beach on a regular basis, 2. he was one of the first applications that came before the board for an alternative energy project that the committee supported, and 3. his brother is will see the windmill from the back of his house and his brother feels that it's their property let them do it. He feels that the committee should seriously consider this proposal.
- Steve Krintzman (32 Forest Gate, Yarmouthport): He is a member of the Yarmouth Energy Committee and in all the studies he has read he does not feel the noise from the wind turbine is not harmful.
- Tom Bartha (110 Lookout Road, Yarmouthport): He stated that he is very much in favor of the turbine. He too went to MMA and spent some time with the Director of Facilities. They could hear the 'swishing' of the blades, but it did not interrupt his conversation. He was told that there have not been any formal complaint from the residents near the MMA turbine.
- Spryo Mitrokostas (Dennis Chamber of Commerce): Read a letter that was submitted at the meeting. (Letter attached.)
- Connie Mooers (12 Danvers Lane, East Dennis): Ms. Mooers stated that she is not a fan of turbines but she feels it necessary for the town and this business to have this turbine. She would be proud to sit on Chapin Beach with a wind turbine behind her and she has spoke to other Chapin Beach goers who feel the same.
- Barbara Austin (3336 Route 6, Wellfleet): She buys her seed from ARC. No one has brought up the fact that the shellfish are very important for clean water. She feels 100's of families in Wellfleet would suffer if ARC weren't around to provide them with their seed.
- Stephen Wright (53 North Road, Chatham): He was present to provide his support for ARC. He feels if the seed came from other areas, they may not survive here like these do.
- Diane Frederick (110 Homers Dock Road, Yarmouthport): Not many people in her area heard about any of this information until tonight. She does not like the turbines and feels the committee has been put in a very difficult position and perhaps ARC should have to disclose their financial statements. She also has concerns with the noise and has researched studies of wind turbine syndrome. She also feels that her property values will be effected.
- Gerry Palano (MA Department of Agriculture, Boston): Stated his support for the turbine and understands the tough decision the committee needs to make. He feels the approval will contribute to the historical preservation of the fishing industry and respectfully asks the committee to support this turbine.
- Gary Sherman (MSOA, Westport Shellfish Constable): As a commercial fisherman and as a constable he wanted to voice his support for the turbine.
- Mark Kazazian (30 Rodolph's Way, Dennis): He feels that this has been more a business meeting, not a historic meeting. He also would like to know what "Hardship"

means. He spent lots of money to get his project approved through OKH and wondered if he could have applied for a hardship as well. He also asked if the turbine is beyond the height restriction? And shouldn't the owners of ARC have to provide financial statements? He doesn't feel it meets any historical requirements.

- Susan Arayas (15 Dr. Bottero Road, Dennis): Ms. Arayos expressed concern with the decibels, vibrations, health risks and bird strikes. She also asked the committee to explain the rest of the permitting process for this turbine. Chairman Lomenzo stated that the committee probably would not address that because it is not their purview. They would have to apply for a building permit and possibly address various committees.
- Tom Kelley (346 Long Pond Drive, South Yarmouth): Mr. Kelley stated that he owns property in Dennis. He stated that a report that he did many years ago showed that birds have a built in sonar/radar and will naturally avoid objects. He stated he would like to see this committee approve the wind turbine.
- Richard York (12 Cameron Road, N. Falmouth): He believes ARC would be in trouble if this turbine is not approved. There would be many impacts on the waters around the Cape.
- Peter McDowell (71 Dr. Lords Road, Dennis): He is speaking as a citizen as well as the water commissioner with a proposed wind turbine coming before the OKH board soon as well. He wanted to explain to the committee how the committee could responsibly approve this turbine project. He explained the changes to the OKH district over the years and the language regarding wind turbines and their location.
- Janet Colete (20 Loch Rannoch Way, Yarmouthport):
- Dennis Pitsley (3B Northwater, Onset): Mr. Pitsley has an oyster farm located directly under the wind turbine at the MMA. He has not heard any negative comments from the neighbors.
- Denise Atwood (507 Main Street, Dennis): As a member of the Alternative Energy Committee she wanted to share her support for this turbine.

Commissioner Ciambriello has friends on both sides of this discussion. He stated he was aggravated by the threat from ARC regarding the possibility of their business. He felt the discussion should be regarding historically appropriate materials. He is concerned with the bird strikes as well. And he also feels the committee is made to feel guilty if they do not agree with the wind turbine. Chairman Lomenzo asked Mr. Ciambriello to keep with what is in the Act. Commissioner Waldo also quoted from the Act that the turbine will have a minimal visual impact and wanted to know why solar panels were not researched more. He also wanted to know if the turbine is damaged what is ARC's back up plan. Commissioner Barber stated that he went to the meeting at Carlton Hall and the Selectman's meeting. He stated that this turbine would be visible from his home, and from there he can hear the cars on Route 6A, but after some time the noise 'disappears'. He does feel that there needs to be a bond in place for removal if necessary and upkeep maintained. Commissioner Bohlin stated he was conflicted when the police station came forward with their application for the solar panels and has felt the same with this application. After listening to everyone, he feels that he could support this application. Commissioner Crowell is also conflicted about his decision, and stated he has voted for things that are not particularly attractive but they do meet the concerns of the Act. He feels the wind turbine is not particularly attractive but he finds it necessary and would support it. He also agrees with Commissioner Barber that there should be a bond in place. Chairman Lomenzo feels that the discussion of a hardship should be saved for later if there is a complete denial. He feels that the committee may not be completely there to make a decision tonight. He suggested that a site visit may be necessary, suggesting a balloon test. Mr. Krause stated that the balloon only goes to the hub height not the blade height. Commissioner Barber also asked if an audible demonstration could be done as well. There was some discussion about other forms of alternative energy and how they would and would not work for ARC and the location. Mr. Michaelman stated that a balloon test is not always the best demonstration, and he would look into other types of things that may be done. Gary Barber motioned to continue the application pending a site visit seconded by Frank Ciambriello.

APPLICATION CONTINUED; VOTE 5-0. (Attorney Kenney asked if the application could be heard first on the agenda because of another commitment he has that same night.)

- Bill Bohlin motioned to adjourn the meeting at 11:05 PM seconded by Josh Crowell.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, July 28, 2010

Present: Chairman Peter Lomenzo, Committee Members Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber.

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, July 28, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of July 14, 2010: Josh Crowell motioned to accept the minutes for July 14, 2010 as presented seconded by Gary Barber.
MINUTES APPROVED; VOTE 4-0 (Bohlin abstained.)

1. **Chris & Paula McWilliams** – Single Family Home at 22 Donovan Way, Dennis (M345-42). Thomas Moore was present for the application. No abutters were present. Included with the completed application were the spec sheet, elevation drawings, the plot plan and an abutters list. The completed application is on file at the Building Department. Mr. Moore presented the committee with new elevation drawings. He stated that the windows were changed from 6 over 2 to 6 over 6; also the gable was eliminated, a window was added over the door, and the garage door was changed. Commissioner Barber questioned the trim around the small window in the gable end; noting no other windows have the trim. Commissioner Bohlin asked if it were possible to move the house back so it is not so close to the road and he asked about a small protusion on the roof in the rear. Mr. Moore stated it was not possible to move the house back and the small protusion is a solar tube. Commissioner Ciambriello confirmed that the garage only protrudes 4 to 5 feet from the front door. Chairman Lomenzo expressed concern with the garage door being so prominent and he asked if the garage could be moved back some or if the living room area could be moved forward? Mr. Moore explained there are lot coverage issues and the floor plan would be too disturbed if either side of the house were moved. Chairman Lomenzo felt the garage is inappropriate and but did feel a carriage style door may be a better choice. Commissioner Barber explained the suggested carriage door and asked to have the cap over the window removed. Bill Bohlin motioned to accept the application with the garage door being changed to a carriage-style door and the cap over the window being removed seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 4-1 (Lomezno against)

2. **Christine & Bob Marzilli** – Alterations (shed dormer, re-roof & clapboard siding) at 50 Packet Drive, Dennis (M307-37). D. Michael Collins and Christine Marzilli were present for the application. Included with the completed application were the spec sheet, elevation drawings, the plot plan and an abutters list. The completed application is on file at the Building Department. Mr. Collins also submitted a sketch rendering with the proposed dormer. Mr. Collins also submitted a letter of support from Mr. & Mrs. Robert Welsh of 56 Packet Drive sharing their

support. All the committee members were in agreement with the proposed alterations. Chairman Lomenzo stated that the rendering of the shed dormer going to the ridgeline, but the elevations do not. Mr. Collins stated the dormer will be built to the same as the elevation drawing. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

- 3. Stephen O' Leary** – Addition (3 season porch) & alterations (re-roof, re-side, new windows, door, slider, & garage door, full shed dormer on rear) at 62 Norseman Drive, South Dennis (M172-57). Included with the completed application were the spec sheet, elevation drawings, the plot plan, photographs of the existing house and an abutters list. Commissioner Ciambriello stepped out for the application because he drew the elevations. In describing the project, Mr. O'Leary noted he would like to remove the window on the right side of the house. Commissioner Bohlin questioned the material to be used on the chimney. Mr. O'Leary stated it will be re-done as it is now. Bill Bohlin motioned to accept the application as presented with the addition of the chimney material added to the spec sheet seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 4-0. (Ciambriello returned.)

At the start of the meeting, Chairman Lomenzo read a request from Attorney Jon Idman to withdraw all of the following applications. Frank Ciambriello motioned to allow the applications to be withdrawn without prejudice seconded by Josh Crowell.
APPLICATIONS WITHDRAWN; VOTE 5-0.

- 4. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 5 Horsefoot Path, Dennis (M344-55).
- 5. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Single Family Home at 5 Horsefoot Path, Dennis (M344-55).
- 6. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 5 Horsefoot Path (cottage #1), Dennis (M344-60).
- 7. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 5 Horsefoot Path (cottage #2), Dennis (M344-60).
- 8. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 86 Horsefoot Path, (cottage #3), Dennis (M344-59).
- 9. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 86 Horsefoot Path, (cottage #4), Dennis (M344-59).
- 10. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Single Family Home at 86 Horsefoot Path, Dennis (M344-59, 60, 61).
- 11. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 88 Horsefoot Path (cottage #5), Dennis (M344-58).
- 12. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Single Family Home at 88 Horsefoot Path, Dennis (M344-58, 57, 56).
- 13. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 5 Dunes Road (cottage #6), Dennis (M344-67).
- 14. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Demolition at 5 Dunes Road (cottage #7), Dennis (M344-67).
- 15. E. Paul Tinsley** (Horsefoot Path Realty LLC) – Single Family Home at 5 Dunes Road, Dennis (M344-67).

Continued Applications:

- 1. Gerard & Barbara Boyle** – Single Family Home at 42 Dr. Lords Road, East Dennis (M389-62). William Daniels was present for the application. No abutters were present. Chairman Lomenzo disclosed that he did speak with Mr. Daniels regarding the changes. There was no guarantee of approval made. Included with the completed application were the spec sheet, elevation drawings, the plot plan and an abutters list. Mr. Daniels explained the changes to the committee. All the committee members were in agreement with the proposed single family home. They all also thanked Mr. Daniels and Mr. & Mrs. Boyle for all the changes and improvements to the

previously submitted plans. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 4-0. (Bill Bohlin abstained.)

- Other business:
 - 1569 Route 6A – Commissioner Bohlin asked again about the blue tarp covering the sign. According to the Building Commissioner there is no law governing the tarp and he would not be able to enforce the violation. Chairman Lomenzo stated the law department for the Regional Old King’s Highway Commission is looking into the issue.
 - The committee also asked to remind the Building Commissioner about the inspection sign in front of “Sav-On Gas” at 1098 Route 6A. The committee does not have issue with the sign, just the way it is displayed in a tire on a piece of plywood.
 - The committee had continued discussion about signs for charitable functions, temporary signs and various other signs. Commissioner Barber suggested that perhaps the OKH Committee should meet with the Zoning Board of Appeals regarding the sign code and work on changes and modifications. All others agreed that a meeting may be helpful.
- Bill Bohlin motioned to adjourn the meeting at 7:26 PM seconded by Josh Crowell.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, July 14, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, and Gary Barber

Absent: Commissioners Bill Bohlin and Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of June 23, 2010: Josh Crowell motioned to accept the minutes of June 23, 2010 as presented seconded by Gary Barber.
MINUTES APPROVED; VOTE 4-0.

- 1. **Gerard & Barbara Boyle** – Demolition of a Single Family at 42 Dr. Lords Road, East Dennis (M389-62). Bill Daniels was present for the application. No abutters were present. Documents submitted included a completed application for demolition, plot plan showing existing and future location, and photographs of the existing home. These documents are on file in the Building Department file M 389-62. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 4-0.

- 2. **Gerard & Barbara Boyle** – Single Family Home at 42 Dr. Lords Road, East Dennis (M389-62). Bill Daniels was present for the application. No abutters were present. Mr. Daniels described the proposed design saying the owners were looking for a nautical look and because of space issues the garage is located underneath the house. Documents submitted included a completed application for a Certificate of Appropriateness, a plot plan showing existing and future location, and elevation drawings of the proposed new home. These documents are on file in the Building Department file M 389-62. Commissioner Crowell expressed concerns with the height of the proposed home (the previous house was 18' high and the proposed home is 28'5") and he also has concerns with the four small windows on the front elevation. Commissioner Ciambriello also expressed concern with the four small windows. Mr. Daniels stated the homeowner was trying to work around a staircase. Commissioner Ciambriello suggested that the four 2X2 windows should possibly be the same as the window by the front door. Commissioner Barber also expressed concern with the four small windows as well as the two small windows over the garage and felt the windows should have grills in the lower sashes. Mr. Daniels stated the two windows over the garage are located in the master bedroom and the homeowners opted for the small windows for privacy. Chairman Lomenzo felt the size of the house is too large and it will be close to the road. He felt the front elevation was on the verge of being inappropriate between being busy on the gable end, the dormers and the small windows. On the right side elevation, he felt all you noticed

were the garage doors and the large gable end; he suggested possibly adding more windows. Commissioner Ciambriello asked if the garage could be moved under the deck. Mr. Daniels said that would not be allowed by conservation. Commissioner Barber suggested removing the 'lower' windows that would be in the cellar; he felt removing them would make the house appear smaller. He also suggested making the trim and the cornerboards smaller. After further discussion and suggestions Mr. Daniels opted to have the application continued. Josh Crowell motioned to allow the application to be continued until July 28, 2010 seconded by Frank Ciambriello.

APPLICATION CONTINUED; VOTE 4-0.

3. **Richard Flinchbaugh** – Alterations (re-siding) at 7 Avon Lane, South Dennis (M186-51). Richard Flinchbaugh was present for the application. No abutters were present. Documents submitted included a completed Certificate of Appropriateness, a picture of his house, and a sample of the proposed siding. Mr. Flinchbaugh stated that he wanted to change the clapboard on the front of his house. Commissioner Ciambriello suggested that the smooth side of the hardboard rather than the textured side. Commissioners Barber and Crowell also agreed. Commissioner Ciambriello motioned to accept the application with the smooth side of the hardboard being used rather than the textured side seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 4-0.
4. **Paul & Janice Marshall** – Alterations (re-siding, replace trim, new windows, new rails on front & rear porch, replace bulkhead, replace decking, & new exterior doors & screen doors) at 9 Henry's Way, South Dennis (M198-101). Rob Warren was present for the application. No abutters were present. Documents submitted included a completed Certificate of Appropriateness, a picture of the house, elevation drawings showing the new rails and decks and samples of the new decking and railings. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.
5. **Richard & Allison Quirion** – Demolition of a Single Family Home at 18 Dr. Lords Road, East Dennis (M389-68). Eric Tolley and Allison Quirion were present for the application. No abutters were present. Documents submitted included a completed Certificate of Appropriateness, a plot plan and pictures of the existing building. Mr. Tolley explained that he would modify the demolition to include replicating the front of the existing building with additions. Commissioner Ciambriello asked what is the estimated age of the building. Mrs. Quirion said it is a family home and her records indicated 1880. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application for demolition and replication of the existing house and with the understanding that agreed age of the house is circa 1880 seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.
6. **Richard & Allison Quirion** – Single Family Home at 18 Dr. Lords Road, East Dennis (M389-68). Eric Tolley and Allison Quirion were present for the application. No abutters were present. Documents submitted included a completed Certificate of Appropriateness, elevation drawings of the proposed home, a plot plan showing the proposed location of the new home. Mr. Tolley stated the front elevation will be replicated minus a dormer addition that was added many years later. He also stated the house was moved two feet to the south, but the new house would work with the existing contours. All the committee members were in agreement with the proposed new single family home. The committee also thanked Mr. Tolley and Mrs. Quirion for their efforts in redesigning what was originally submitted. Josh Crowell motioned to accept the application as presented seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.

Continued Applications:

1. **Cyndy Gelthrope Fish** – Fence at 3 Girard Lane, East Dennis (M422-44). Attorney David Reid submitted a letter requesting to withdraw the application for a fence. The committee had suggested the applicant to consider a natural buffer and screen and the homeowner decided to

accept that recommendation. Josh Crowell motioned to accept the applicants request to withdraw their application seconded by Frank Ciambriello.

APPLICATION WITHDRAWN; VOTE 4-0.

Other Business:

1. **17 Schofield Road** – the property owners submitted a request for an extension of their original approval. Frank Ciambriello motioned to allow the extension seconded by Josh Crowell.
EXTENSION APPROVED: VOTE 4-0.
- Chairman Lomenzo brought up a discussion regarding sandwich board signs. The town by-law only requires sandwich board signs to be set up 20 feet from the front door. The building commissioner asked the committee to consider giving him authorization to enforce the sign code within the district by verbal request. Commissioner Ciambriello feels that the sandwich board signs appear more seasonal and perhaps allowing them during tourist season would be a suggestion. Commissioner Barber suggested allowing the sandwich board signs but limiting the sizes and styles; maybe the committee could put together an acceptable list. Commissioner Crowell felt that whatever decision is made it should be uniform for everyone. Chairman Lomenzo stated that the by-law is not being enforced and Commissioner Florence said he will do whatever the OKH Committee would like. The committee discussed different options about how to deal with the sandwich board signs and the sign code. The chairman asked the committee to consider how to handle this situation and when the other members of the board are present so they can decide together.
- Gary Barber motioned to adjourn the meeting at 7:20 PM seconded by Josh Crowell.
MEETING ADJOURNED; VOTE 4-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, June 23, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, June 23, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of June 9, 2010: Bill Bohlin motioned to accept the minutes of June 9, 2010 seconded by Josh Crowell.
MINUTES APPROVED; VOTE 5-0.

- 1. **John & Susan Keating** – Single Family Home at 12 Shore Drive, Dennis (M367-5 & 6). Robert Landry was present for the application. No abutters were present. In addition to the application, Mr. Landry presented elevation drawings, a site plan, and a landscape plan showing his proposed single family home. Commissioners Waldo & Bohlin both made note that there is no chimney on the house. Mr. Landry stated the home will have a gas fireplace so no chimney is needed. Commissioner Ciambriello expressed concern with the casement windows on the front of the house. He did not feel that they went with the 6 over 6 windows. Chairman Lomenzo questioned if the lot was to be regraded. Mr. Landry stated that the not much of the lot will be disturbed. There will not be any retaining walls and the existing maple grove will remain with just a small area cleared for a proposed garden shed. Josh Crowell motioned to accept the proposed single family home as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

- 2. **John & Susan Keating** – Garden Shed at 12 Shore Drive, Dennis (M367-5 & 6). Robert Landry was present for the application. No abutters were present. In addition to the application, Mr. Landry presented elevation drawings and a site plan for the proposed garden shed. All the committee members were in agreement with the proposed shed. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

- 3. **Robert Roark** – Street Sign at 766 Main Street, Dennis (M351-7). Robert Roark was present for the application. No abutters were present. In addition to the application, Mr. Roark presented a drawing of the proposed street sign and a photograph showing the location of the proposed sign. All the committee members were in agreement with the proposed street sign. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.

4. **Robert Roark** – Wall Sign at 766 Main Street, Dennis (M351-7). Robert Roark was present for the application. No abutters were present. In addition to the application, Mr. Roark presented a drawing of the proposed wall sign and a photograph showing the location of the proposed sign. There was a discussion regarding the size of the sign and it was determined that the sign should not exceed 46” in length and 18” in height. All the committee members were in agreement with the proposed sign design. Gary Barber motioned to accept the application as presented with the size of the sign limited to 46” in length and 18” in height and not more than 6 square feet seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
5. **Martha Lang** – Fence at 91 Corporation Road, Dennis (M370-10). Martha Lang was present for the application. No abutters were present for the application. In addition to the application, Ms. Lang presented a plot plan showing the proposed location and a photograph of the proposed style(s). She stated that the fence is to be installed on the opposite side of the yard from the previous fence. Commissioner Ciambriello noted that the plot plan shows three styles of fence but only two were noted on the spec sheet. Ms. Lang said she is proposing 104’ in length of 6’ high flat top fence, and a transition section 8’ long, and 8’ in length of 4’ high flat top fence. (The transition fence was not noted on the spec sheet.) Commissioner Waldo asked how many of the trees along the property line would be coming down. Ms. Lang said after consulting with arborists and the fence company it was suggested that the trees need to be removed so the fence will not rot or deteriorate. Commissioner Waldo felt the last two paragraphs of her letter submitted with the application needed to be struck. (Ms. Lang agreed.) Commissioner Bohlin felt there is too much fence proposed compared to the other side of the yard. The other fence is not that visible from Corporation Road and this fence will be much more visible. Chairman Lomenzo felt that the fence being no closer than 8 feet to the road is too close to the road. He felt the fence should start further back to be even with the front of the house. Commissioner Barber suggested the fence should be 76’ in length of 6’ high flat top fence, 8’ in length of transition, and 16’ in length of 4’ high flat top fence. There was some discussion among the committee regarding the amount of fence to be installed. Gary Barber motioned to accept the application with the total length of fence not exceeding 100’ of fence to contain 76’ in length of 6’ high flat top fence, 8’ in length of transition, and 16’ in length of 4’ high flat top fence seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
6. **Frank Hamm** – Fence at 6 Pine Needle Path, Dennis (M161-68). Frank Hamm & Penny Eithier were present for the application. Andrew Yoo of 10 Pine Needle Path was present to voice his support for the proposed fence. In addition to the application, Mr. Hamm & Ms. Eithier presented a plot plan and a photograph of the proposed fence. All the committee members were in agreement with the proposed white composite fence. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.
7. **Steven & Anne Dodge** – Single Family Home at 56 Old Town Lane, East Dennis (M407-15). Attorney Michael Ford, Art Dioli, Architect, and Steven Dodge were present for the application. The homeowners were originally going to replace the home to be demolished and replaced with a barn because of zoning an application for a house, garage, and a barn needed to be applied for so their right to build will not be lost. An accessory structure cannot be built without a house but the homeowners are seeking relief to do such. In addition to the application, Mr. Dioli presented the proposed house design with full elevation drawings, a plot plan showing the location of the existing house and the proposed house, garage and barn, and a conceptual drawing of what the property would look like if all the proposed projects were built. Brenda Hayes of 65 Old Town Lane was present as an abutter. Mrs. Hayes stated that she and her husband originally supported the initial application to demolish the existing house and just rebuild a barn. While they appreciate the work that has been done, they do have concerns with the changes and feel that there are a lot of buildings for the space and thinks that some screening should be considered if the proposal goes through. Commissioner Ciambriello felt a natural (red) chimney would be a better choice than a painted chimney. Chairman Lomenzo stated that a Certificate of

Appropriateness has not been issued on the premise of not building the house ever. Attorney Ford stated the house may not be built for 3 – 5 years; it is being left up to the Dodges. The Dodges just wanted to be up front with the committee prior to approval being given. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

8. **Steven & Anne Dodge** – Accessory Structure (Detached Garage) at 56 Old Town Lane, East Dennis (M407-15). Attorney Michael Ford, Art Dioli, Architect, and Steven Dodge were present for the application. Attorney Ford stated that all the same proposals previously stated apply with this permit as well. In addition to the application, Mr. Dioli presented the proposed garage design with full elevation drawings, a plot plan showing the location of the existing house and the proposed house, garage, and barn and a conceptual drawing of what the property would look like if all the proposed projects were built. Mr. Dioli stated the barn will be 24' X 24' and there will be barn doors on both ends and the structure will 1½ stories. Brenda Hayes of 65 Old Town Lane was present as an abutter. She was curious why three buildings were needed on the lot and she understands that the number of buildings on the lot is not a concern of Old King's Highway. Mr. Dodge stated that the proposed structures will be 300 feet from the road. All the committee members were in agreement with the proposed detached garage. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

9. **Steven & Anne Dodge** – Accessory Structure (Barn) at 56 Old Town Lane, East Dennis (M407-15). Attorney Michael Ford, Art Dioli, Architect, and Steven Dodge were present for the application. No abutters spoke in regards to this application. Mr. Dioli stated the barn will be located in the top section of the triangle of the property. In addition to the application, Mr. Dioli presented the proposed barn design with full elevation drawings, a plot plan showing the location of the existing house and the proposed house, garage, and barn. Mr. Dioli also showed the committee a photograph of the actual barn; it is an existing timber structure that was built in the 1840's and will be transported here from Lee, Maine. It is an oversized barn with doors at either end. The south (street) elevation has an entry door to the barn area; and the north elevation has an entry door into the living quarters. All the committee members were in agreement with the proposed barn. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

10. **Cyndy Glesthorne Fish** – Fence at 3 Girard Lane, East Dennis (M422-44). Attorney David Reid was present for the application. No abutters were present. In addition to the application, Attorney Reid presented a plot plan showing the location of the proposed fence and a picture showing a sample of the fence. Attorney Reid stated the proposed fence will be 8' high and there will be two segments in an "L" shape configuration. The home a 22 Dalton is close to the backyard and the homeowners would like to restore some privacy to the backyard. Commissioner Ciambriello confirmed the total length of the fence (95 lineal feet). Commissioner Waldo feels that an 8' high fence is too tall for the area and the neighbor would be looking at a nothing but fence. Commissioner Barber agreed with Commissioner Waldo and thought a 6' high fence would be more appropriate.

11. **Judy & Terry Hadley** – Demolition of a Single Family Home at 34 Dalton Lane, East Dennis (M422-37 & 38). Bernadette Macleod and Judy Hadley were present for the application. No abutters were present. In addition to the application, Ms. Macleod presented a plot plan showing the location of the existing building and pictures of the existing home. All the committee members were in agreement with the proposed demolition. Frank Ciambriello motioned to accept the application to demolish the existing house seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

12. **Judy & Terry Hadley** – Single Family Home at 34 Dalton Lane, East Dennis (M422-37 & 38). Bernadette Macleod and Judy Hadley were present for the application. No abutters were

present. In addition to the application, Ms. Macleod presented elevation drawings of the proposed home and a plot plan showing the location of the proposed home. Ms. Macleod described the house as an 'upside down' style beach house – bedrooms on the bottom floor and the living areas on the upper floor. Commissioner Barber felt there should be grills in the lower sashes. Commissioners Bohlin and Crowell each expressed concern with the oval windows. Commissioner Ciambriello expressed concern with the triple casement style window on the second floor. Ms. Macleod stated the windows are in the kitchen and they are being pushed up to fit in over the counters and they decided to use casements with grills so that Mrs. Hadley would be able to reach them. Commissioner Waldo agreed and felt there should be grills throughout. Mrs. Hadley said she chose the oval window because she saw one on another home in the area and liked the look; she chose not to add grills because there aren't any in the existing house and wanted to keep it the same (Ms. Macleod suggested using 6 over 1's); and she chose the casements in the kitchen for ease of use. Commissioner Ciambriello objected to the casements along the front of the house, feeling the windows should be changed to double hungs. Ms. Macleod stated the 'front' of the house actually faces Capt Howes Street and the 'rear' of the house faces Dalton Lane. There was some discussion between the committee and Ms. Macleod and it was determined that the elevations probably should be labeled North, South, East, West instead of Front and Rear. Bill Bohlin motioned to accept the application as presented with the front and rear elevations be labeled as east and west, respectively, seconded by Gary Barber.

APPLICATION APPROVED; VOTE 4-1 (Ciambriello against.)

13. Chris & Paula McWilliams – Demolition of a Single Family Home at 22 Donovan Way, Dennis (M345-42). Thomas Moore was present for the application. No abutters were present. In addition to the application, Mr. Moore presented a plot plan showing the location of the existing house and photographs of the house to be demolished. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

14. Chris & Paula McWilliams -- Single Family Home at 22 Donovan Way, Dennis (M345-42). Thomas Moore was present for the application. No abutters were present. In addition to the application, Mr. Moore presented the committee with elevation drawings of the proposed house, a plot plan showing the location, and 3-D drawings to help explain the proposed house. The committee members were all troubled with the two gables on the front elevation, stating it made the house look more like 2 houses. The committee offered some suggestions regarding the gable end over the garage door. Mr. Moore stated he would like to confer with his clients before making any changes to the submitted plans. Chariman Lomenzo explained the options Mr. Moore had regarding the application. He felt there were numerous issues to be addressed and continuing the application probably would not be the best choice. Mr. Moore decided to withdraw the application so he could discuss options with his clients. Josh Crowell motioned to allow the applicant to withdraw the application seconded by Bill Bohlin.

APPLICATION WITHDRAWN; VOTE 5-0.

15. Schaeffer Revocable Family Trust – Sand Drift Fence at 134A Coles Pond Road, East Dennis (M424-1-1). Donald Munroe of Coastal Engineering was present for the application. No abutters were present. In addition to the application Mr. Munroe presented the committee a plot plan showing where the proposed fence will be installed, a photograph of the proposed fence, and a photograph of the beach where the fence will be installed. Mr. Munroe explained that a sand drift fence needed to be installed to help rebuild the beach. There will be 227 feet of fence installed and eventually most of it will disappear. All the committee members were in agreement with the proposed sand drift fence. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber.

APPLICATION APPROVED VOTE 5-0.

16. Three Coles Pond Realty Trust – Sand Drift Fence at 134A Coles Pond Road, East Dennis (M424-1-1). Donald Munroe of Coastal Engineering was present for the application. No abutters

were present. In addition to the application Mr. Munroe presented the committee a plot plan showing where the proposed fence will be installed, a photograph of the proposed fence, and a photograph of the beach where the fence will be installed. Everything for this fence will be the same as the fence in the prior application, except it will be 305 feet long. All the committee members were in agreement with the proposed sand drift fence. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

- Gary Barber motioned to adjourn the meeting at 8:25 PM seconded by Bill Bohlin.

MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, June 9, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Commissioner Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, June 9, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of May 26, 2010 -- Bill Bohlin motioned to accept the minutes for the meeting of May 26, 2010 seconded by Josh Crowell.
MINUTES APPROVED; VOTE 3-0. (Lomenzo and Ciambriello abstained.)

- 1. **Fred & Ann Jones** – Alterations (add entry door, replace rotted window & re-shingle front of barn) & fence at 113 Corporation Road, Dennis (M370-13). Fred Jones was present for the application. No abutters were present. Mr. Jones stated that he would like to amend his application changing the 2 over 2 window to a 6 over 6 window. Commissioner Ciambriello asked Mr. Jones to adjust his plans for the fence to read 32' X 6'. All the committee members were in agreement with the proposed alterations and fence. Josh Crowell motioned to accept the application as presented seconded by Gary Barber. Frank Ciambriello motioned to amend the motion to include changing the fence dimension to 32' X 6' and change window on the spec sheet to 6 over 6 seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

- 2. **Oliver Lane Nominee Trust** – Fence (for dune protection) at 77 Oliver Drive, East Dennis (M405-3). Robert Perry was present for the application. No abutters were present. Mr. Perry described the proposed fence. The stock for the fence is 4' and only 3' will be showing and will become less visible as the sand fills in. The fence will be left natural and will weather to grey. Chairman Lomenzo asked Mr. Perry to amend the application to state the maximum height of the fence will be 4'. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.

- 3. **Kadie Oliver Lane LLC** – Fence (for dune protection) at 49 Oliver Lane, East Dennis (M405-8). Robert Perry was present for the application. No abutters were present. Mr. Perry stated that this was just a continuation of the fence at 77 Oliver Lane. The committee asked Mr. Perry to amend the application as he did with the previous application. All the committee members were in agreement with the proposed fence. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

4. **Jeff Perry** – Single Family Home at 12 Jimmy Crowell's Path, Dennis (M303-25). Jef Perry was present for the application. No abutters were present. Commissioner Ciambriello suggested a change to the front left dormers; he suggested a shed dormer instead of the doghouse dormers. Commissioners Barber, Bohlin and Crowell also agreed with Commissioner Ciambriello. Commissioner Bohlin also suggested grills in the windows noting that other homes in the neighborhood have either 6 over 6 or 12 over 12 grills. Commissioner Crowell also expressed a concern with the smaller window in the middle of the front dormer. Chairman Lomenzo didn't feel the gable over the front door was appropriate and suggested that if another dormer style was presented then the grill pattern probably would not be much of an issue. Mr. Perry and the committee discussed the issues with the dormer, the grill pattern for the windows, and the small window between the double hung windows in the gable over the front door. Mr. Perry offered a suggestion to the committee to duplicate the dormer on the rear of the house on the garage. Chairman Lomenzo offered Mr. Perry the opportunity to step out of the meeting to re-draw his plans and offer another design to the committee; Mr. Perry agreed. Mr. Perry returned to the meeting showing a Nantucket style dormer on the garage roof. The committee felt the change to the dormer was a nice change. Commissioner Barber thought the small window should be removed. Commissioner Bohlin felt the small window should be removed as well and agreed to the 4 over 1 grill configurations. The committee decided that redrawn plans should be submitted to the Historic Office for final sign off. Frank Ciambriello motioned to accept the plans as amended with Mr. Perry submitting redrawn plans to the Historic Office within 10 days of the meeting seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

5. **Lynn Abravanel & Patricia Legrand** – Addition (expand existing garage & add second floor) at 114 Edgemere Road, South Dennis (M170-50). John O'Loughlin was present for the application. No abutters were present. Mr. O'Loughlin submitted new elevations to the committee showing some changes. He also submitted a amended spec sheet and a new plot plan. Commissioner Barber thought the roof line was kind of long. The remaining committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

6. **Erik Journet** – Alteration (install front porch above cement steps) at 30 Six Penney Lane, Dennis (M255-53). Mr. Journet was present for the application. No abutters were present. All the committee members were in agreement with the proposed front porch. Josh Crowell motioned to accept the application seconded by Frank Ciambriello.

APPLICATION APPROVED; VOTE 5-0.

7. **Susan Lundin** – Alterations (windows & siding) at 24 Beaver Dam Way, East Dennis (M220-15). Fred Besch was present for the application. No abutters were present. All the committee members were in agreement with the proposed windows and siding. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

8. **Paul Casey** – Alteration (re-roof) at 101 Country Circle, South Dennis (NM171-62). Russ Hamlyn was present for the application. No abutters were present. Commissioner Barber disclosed that he serves on another board with Mr. Hamlyn, but did not feel it would sway his judgement for this application. All the committee members were in agreement with the proposed roof alteration. Josh Crowell motioned to accept the application as presented seconded by Gary Barber.

APPLICATION APPROVED; VOTE 5-0.

9. **Bruce Fischer** – Alteration (bay window) at 250 New Boston Road, Dennis (M302-51). Bruce Fischer was present for the application. No abutters were present. Mr. Fischer described his proposal to remove the two double hung windows on the side elevation of the house and replace them with a bay window. The flankers will have 4 over 4 grills and the center will have 6 over 6

grills; there will also be a small roof on top of the window with shingles to match the existing roof. All the committee members were in agreement with the proposed changes. Commissioner Ciambriello did ask Mr. Fischer to provide the committee a scaled drawing showing the change to the window for the historic files. Chairman Lomenzo felt the approval could be contingent upon Mr. Fischer submitting a picture or a shop drawing from the window company showing the proposed change. Frank Ciambriello motioned to accept the application contingent on the applicant submitting a drawing within two weeks seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

10. Jason & Laurie Crosbie – Addition & alterations (new window, create new entry way) at 57 Acorn Road, East Dennis (M289-10). Jason Crosbie was present for the application. No abutters were present. All the committee members were in agreement with the proposed changes. Commissioner Barber did ask Mr. Crosbie to cross hatch the addition on his plot plan, just to show where the addition will be. Bill Bohlin motioned to accept the application as amended on the plot plan seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

- **Complaint at 1631 Route 6A** – Chairman Lomenzo stated that he drove by this property and did not see anything that need to be addressed with the property owner. Complaint closed.
- The committee also addressed the ‘blue tarp’ covering the sign at Speedway Gas, 1569 Route 6A; the committee asked to have the building inspector persue the existing complaint and have the tarp removed or the sign taken down.
- Chairman Lomenzo asked told the committee that complaints need to be in writing to go through the correct process to the building inspector.
- Chairman Lomenzo also stated there were no new updates regarding Richard Guerney (17 Scargo Heights Road).
- The committee also discussed the ‘blue tarp’ covering the sign at Speedway Gas, 1569 Route 6A; the committee asked to have the building inspector pursue the existing complaint and have the tarp removed or the sign taked down. The committee also asked to have the building inspector to address the following concerns: the sandwich board signs that appeat in the District on the weekends; the Inspeyton Sign at Sav-On Gas at 1098 Route 6A; and the banners and sandwich board sign at Pizzas by Evan at 1381 Route 134 (a complaint was signed by the committee).
- Frank Ciambreillo motioned to adjourn the meeting at 7:26 PM seconded by Gary Barber.

MEETING ADJOURNED; VOTE 5-0

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: May 26, 2010

Present: Vice Chairman Josh Crowell, Commissioners Bill Bohlin, Gary Barber and Robert Waldo.

Absent: Chairman Peter Lomenzo and Commissioner Frank Ciambriello.

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, May 26, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of May 12, 2010 – Bill Bohlin motioned to accept the minutes of May 12, 2010 seconded by Gary Barber.
MINUTES APPROVED; VOTE 3-0. (Waldo abstained; not at previous meeting.)

- 1. **Paul Caragian** – Alterations (windows) at 56 Hall Street, Dennis (M304-23). Paul Caragian was present for the application. No abutters were present. All the committee members were in agreement with the proposed window changes. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.

- 2. **Deborah McLaughlin** – Fence at 31 Highcrest Avenue, East Dennis (M337-19). All the committee members were in agreement with the proposed 6' white vinyl fence. Robert Waldo motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 4-0.

- 3. **Steve & Valerie Buller** – Alterations (demolish & rebuild sunroom, add dormers, re-roof, new clapboards, new windows) at 19 Rice Lane, Dennis (M388-26). Valerie Buller and D. Michael Collins were present for the application. No abutters were present. Mr. Collins submitted new drawings and explained the proposals. Commissioner Bohlin noticed that the overall length and width figures were absent from the spec sheet; he also asked if the shutter color was to remain the same and the front door/entry canopy needs to be added to the application. The dimensions of the house should read 64' long and 38.6' wide, the shutters will be dark blue to match the existing, and Mr. Collins will add the entry canopy to the cover page of the application. Bill Bohlin motioned to accept the application with the above mentioned amendments to the application seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.

- 4. **Arthur & Elizabeth McCormack** – Fence at 1208 Route 134, East Dennis (M315-28). Arthur McCormack was present for the application. Dorothy Burt of 1226 Route 134 had some questions for Mr. McCormack. She wanted to know how far from the property line the fence would be (about one foot); the size of the sections (six foot sections); amount of spacing between the slats (none); how much space under the fence (about one inch); the color of the fence (it will be left natural) and will the work be done from his own property (yes). All the committee

members were in agreement with the proposed fence. Bill Bohlin motioned to accept the application as presented seconded by Robert Waldo.

APPLICATION APPROVED; VOTE 4-0.

5. **Doris Aubin** – Alterations (add to existing deck) at 73 King’s Row Drive, East Dennis (M337-43). Richard Racette was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition to the existing deck. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 4-0.
6. **Dennis Carroll** – Alterations (re-build front step & add (2) wall air conditioners) at 35 Bristol Street, Dennis (M302-30). Michael Shamberg was present for the application. No abutters were present. All the the committee members were in agreement with the proposed alterations. Vice Chairman asked about elevation drawings for the front step alterations. Mr. Shamberg had those drawings and submitted them to the committee. Bill Bohlin motioned to accept the application as presented seconded by Robert Waldo.
APPLICATION APPROVED; VOTE 4-0.
7. **Tim Ryan** – Addition (farmer’s porch) at 25 Viking Drive, South Dennis (M161-13). Tim Ryan was present for the application. No abutters were present. All the committee members were in agreement with the proposed farmer’s porch. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 4-0.
8. **John & Christine Bandera** – Alterations (re-build front steps/deck) at 3 Rosemary Lane, Dennis (M324-8). John Bandera was present for the application. No abutters were present. Commissioner Bohlin asked if there were would be lattice on the bottom of the as shown in the picture. Mr. Bandera said it would be completed as shown. Bill Bohlin motioned to accept the application as presented seconded by Robert Waldo.
APPLICATION APPROVED; VOTE 4-0.
9. **Patricia Sarasohn** – Demolition (of a single family home) at 81 Highland Road, East Dennis (M416-23). Patricia Sarasohn and Thomas Swenson were present for the application. No abutters were present. Mr. Swenson stated that the house is a contemporary salt box that was built in 1973. All the committee members were in agreement with the proposed demolition. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.
10. **Patricia Sarasohn** – Single family home at 81 Highland Road, East Dennis (M416-23). Patricia Sarasohn and Thomas Swenson were present for the application. No abutters were present. Mr. Swenson noted that he had submitted letter requesting a color change to the front door. Commissioner Barber expressed concern with the transom over a double hung and the arched window top on the east elevation. Mr. Swenson stated the arched window is playing off the curved roof. Commissioner Bohlin felt the window with the double transom would be more appropriate with either a single transom or just a double hung window. He also questioned the look of the V-grooved vertical board. Mr. Swenson explained that the vertical board was to show a texture change and will stained the same color as the shingles not painted white as stated on the plans. Commissioner Waldo also expressed concern wil the transom window. There was some discussion regarding the transom window and what style to install. The homeowner eventually decided that a single transom would be installed and they also decided that they would like to paint the door Hamilton Blue as requested in a letter submitted to the committee. Bill Bohlin motioned to accept the application as amended with the transom window being changed to a single transom and the V-groove vertical board not painted white and a Hamilton Blue door seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0.

11. Philip Ottaviani – Alterations (windows) at 13 Taunton Avenue, Dennis (M345-77). Philip Ottaviani was present for the application. No abutters were present. Commissioner Bohlin was concerned with the number of windows; he thought he may need to see drawings to get an idea of how the new windows would appear. Gary Barber motioned to approved the windows as proposed and to allow the shutters on the front elevation to be removed seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

12. Diane Borowick – Alterations (replace front step, deck, shower enclosure & skirt board to building) at 5 Holly Street, South Dennis (M161-41). Joe & Diane Borowick were present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 4-0.**

Continued Applications and Other Business:

1. Thomas Hedin -- Alterations (to existing roof, siding & windows) at 21 Spadoni Way, Dennis (M322-25). Commissioner Waldo stepped out because he was not at the previous meeting. Commissioner Barber disclosed that he had a discussion with Mr. Hedin regarding the changes and his previous application. Mr. Hedin submitted a revised spec sheet and three new sets of elevations drwaings. He noted that he moved the door to the left side of the building so he could install an entry deck. The committee was pleased with the changes and in agreement with those changes. Bill Bohlin motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-0.**

- Bill Bohlin motioned to adjourn the meeting at 7:30 PM seconded by Gary Barber. **MEETING ADJOURNED; VOTE 3-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: May 12, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Joshua Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, May 12, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of April 28, 2010 -- Commissioner Bohlin noted that there should be a correction to the continued vote for 9 Phyllis Road. It should read **APPLICATION CONTINUED; VOTE 4-1** (Lomenzo against). The change was made to the minutes at the meeting. Gary Barber motioned to accept the minutes as amended seconded by Josh Crowell.
MINUTES APPROVED; VOTE 5-0.
- 1. **Rubino Family Trust** – Fence at 18 Palmer Lane, Dennis (M379-14). Carlene Rubino was present for the application. No abutters were present. Commissioner Ciambriello reviewed what types of fences were being used and where they are to be placed. Mrs. Rubino stated that she was mirroring what is on the opposite side of the property. Commissioner Ciambriello expressed a concern with the amount of stockade fence. Commissioner Bohlin felt the fence is appropriate because it mirrors what is already there and it is not visible. Chairman Lomenzo double checked the measurements of the fence. Commissioner Ciambriello asked Mrs. Rubino if she would consider changing the stockade; he is concerned how the two styles will match and join. There was some discussion regarding the existing and proposed fence. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 4-1 (Ciambriello against.)
- 2. **Margaret Hill & Cleon Turner** – Alterations (rebuild front steps, fence, & add cupola to shed) at 54 Sea Meadow Drive, East Dennis (M337-18). Cleon Turner was present for the application. No abutters were present. Mr. Turner explained the proposed projects he has planned. Chairman Lomenzo read a letter of support from Mr. & Mrs. William McLaughlin of 31 Highcrest Avenue. Commissioner Ciambriello felt the cupola was a bit large for the size of the shed and thought a smaller cupola with louvers would fit better. Mr. Turner respectfully disagreed and felt the size of the cupola was appropriate. After some discussion it was noted that there was a typo on the application and the size of the cupola is 20" square not 30" square as submitted. All the committee members were in agreement with the other proposed changes. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
- 3. **Martha Lang** – Fence at 91 Corporation Road, Dennis (M370-10). Martha Lang was present for the application. No abutters were present. Commissioner Ciambriello asked how long (in linear

feet) is the proposed fence? He also asked if Ms. Lang would consider another style of fence instead of the stockade. Ms. Lang said there would be 4 or 5 sections of fence and to accommodate the committee she would consider changing the style of fence to a flat board with a flat top. After some discussion Ms. Lang agreed to the vertical flatboard fence with a flat rail. Chairman Lomenzo also asked Ms. Lang if she would agree to installing 4 sections of fence. (Yes). Bill Bohlin motioned to accept the application as amended with the installation of four 8' sections of flat top fence seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

4. **Brian & Mary Ellen Sullivan** – Fence at 198 New Boston Road, Dennis (M302-14). Brian & Mary Ellen Sullivan were present for the application. No abutters were present. The Sullivans explained to the committee that they were not aware they were in the Historic District even after doing some research. Commissioners Crowell, Ciambriello and Barber all agreed at least the fence contractor should have known the house was in the historic district. Commissioners Ciambriello and Barber felt the points could be cut off the stockade fence and a cap could be installed. Commissioner Bohlin didn't feel the fence would have been approved as it has been presented if it had come before the committee before it was installed. Chairman Lomenzo felt the application is inappropriate and the fence is not proper for the neighborhood and he would like to see it reduced in length. Mr. Sullivan feels that at this point he only has two options: remove the fence or modify it. Chairman Lomenzo suggested removing fence that is perpendicular to New Boston Road or possibly change the stockade to split rail or picket fence and that the fence across the back changed to a picket style. Commissioner Ciambriello suggest instead of taking down the fence, just remove every other picket. There were many other suggestions and ideas that were expressed about the existing fence. Commissioner Bohlin suggested allowig the homeowners some time to figure out what they would like to do and allow them to continue the application. Chairman Lomenzo reviewed the different options offered and gave the applicants the opportunity to either step into the other room to disucss their options or to continue the application until a later meeting to make a decision. Mr. & Mrs. Sullivan went to another room to make their decision. Mr. & Mrs. Sullivan returned to the committee and reviewed their options with the committee. Mr. Sullivan stated the committee asked him to remove the fence perpendicular with the rear of the house on the east and west sides and he offered a modified version; removing the fence to the rear of the house on the east side (driveway side) and allow the west side to remain because of an existing stockade the neighbors had and to add a cap rather that removing every other picket. A second option Mr. Sullivan offered was to have the fence on the east side and remove every other picket. There was much discussion back and forth with every one offering suggestions and options. Chairman Lomenzo asked the committee to discuss the length of the fence first. After all the committee members discussed there options, it was decided that the majority felt the fence should be cut off at the back of the house. The committee then discussed what the fence needs to look like. Commissioner Bohlin then suggested that a white picket be run from the stockade to the rear corner of the house on each side. Bill Bohlin moitioned to amend the application to remove the stockade fence perpendicular to the rear of the house on the east and west sides; the remaining fence will stay as is and 3' white picket fence running from each rear corner to the stockade with a gate seconded by Gary Barber.

APPLICATION APPROVED; VOTE 5-0.

5. **Paul Jabs** – Alterations (windows) at 60 Charing Cross Road, South Dennis (M186-42). Vasco Nunez was present for the application. No abutters were present. Mr. Nunez stated the homeowners were requesting crankout windows in the 'flankers' as opposed to double hung windows. Commissioner Ciambriello felt having the double hung windows in the the 'flankers' would be more appropriate. Mr. Nunez stated that Harvey windows was designing a window that would resemble a double hung, until it opened. All the committee members were in agreement with Commissioner Ciambriello. Frank Ciambriello motioned to accept the application with the 'flankers' remaining as double hung windows seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

6. **Wayne Hicks** – Addition at 10 Village Green, Dennis (M283-41). Bill Bohlin stepped out for the application. Wayne Hicks was present for the application. No abutters were present. Mr. Hicks explained the in-law addition. Commissioner Barber also asked about the proposed fence for the pool. The styles and location were discussed. Commissioner Crowell asked about a pool house that was previously approved. Mr. Hicks stated that he is not building a pool house any longer. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 4-0.** Commissioner Bohlin returned to the meeting.

7. **Thomas Hedin** – Alterations (to existing roof) at 21 Spadoni Way, Dennis (M322-25). Thomas Hedin was present for the application. No abutters were present. Mr. Hedin stated he was changing the roofline to a 8-pitch and he was changing the gables to make the building resemble a cape style house. Commissioner Bohlin asked about the foundation, it was noted that the shingles will be carried down to cover the exposed foundation so only 12” is showing. Commissioner Bohlin also asked what type of roof shingles (Black asphalt.) Commissioner Ciambriello also noted besides the roof shingles, Mr. Hedin did not include a window schedule with his application. Mr. Hedin stated he had a window schedule on the plans that he brought with him, he didn't have enough copies for the committee. Commissioner Barber felt the drawing was not accurate. The steps are not correct because of the height that the house was raised. Commissioner Barber pointed out various other items that are not part of the plans that were submitted with the application. Mr. Hedin stated that he had just picked up the new plans from the designer, but only had one copy. Chairman Lomenzo stated it would be best to have the applicant return with three accurate set of plans with all the changes that he would like to present to the committee. Bill Bohlin motioned to continue the application until May 26, 2010 seconded by Gary Barber. Commissioner Barber asked to amend the motion to have the applicant include an amended spec sheet as well. (The committee agreed.) **APPLICAITION CONTINUED; VOTE 5-0.**

8. **Victor E. Smith d/b/a Data-Tech Computer Solutions** – Wall Sign at 900 Route 134 (building 3), South Dennis (M234-3). Victor Smith as present for the application. No abutters were present. Commissioner Crowell questioned the placement of the sign to be in balance with the other wall sign. Mr. Smith explained the reason for placing his sign in between the windows. After some discussion, it was decided that Mr. Smith would put a directional arrow to help patrons know where he is located. Frank Ciambriello motioned to accept the application with a directional arrow added seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

Continued Applications and Other Business:

1. **Grace Y. Nyberg Trust** – Demolition of a single family home at 10 Pleasant Street, East Dennis (M413-32). There was no representation for the application. There also has not been any contact with the board regarding their requests for an engineers report or a site visit. Frank Ciambriello motioned to deny the application for lack of representation seconded by Josh Crowell. **APPLICATION DENIED; VOTE 5-0.**

2. **Jeffrey Withstandley** – Alterations (change angle of house) at 9 Phyllis Road, Dennis (M261-19). Don Shulman was present for the application. No abutters were present. Commissioner Ciambriello agreed with the proposed changes (as they now exist) and with the skylights being removed. He also stated that he would like to see more vegetation added back. He cleared up where the existing tree line is that was measured by the engineers. Commissioner Barber stated he was expecting to see a landscape plan. Mr. Shulman explained that the plot plan he submitted showed the location of the house, the location of the septic system and the vegetation prior to the work being done and what exists today. Commissioner Barber questioned the trees/plantings from the south elevation; he said the trees do not show up in the pictures. Mr. Shulman stated the pictures were taken to show the house and not the tree lines because of the issue with the foundation. There was discussion between Commissioner Barber and Mr.

Shulman clearing up the question of whether or not there will be re-planted trees when the project is complete as stated on the plot plan. Commissioner Bohlin also stated he expected a landscaping plan showing new plantings also. Josh Crowell motioned as amended; the skylights will be removed from all elevations and the existing tree line is to be the actual tree seconded by Bill Bohlin. Commissioner Ciambriello asked to amend the motion to include that when construction is finished the tree is going to resemble what is on the plot plan. Chairman Lomenzo said he wrote the amendment to correspond with the plot plan submitted and Commissioner Ciambriello said it at least should say 'as per plot plan'.

APPLICATION APPROVED; VOTE 5-0.

- Burton Derick, Chairman of the South Dennis Historic District & Member of the Dennis Historical Commission was at the meeting to make a suggestion to the committee regarding demolition requests within the Old King's Highway Regional Historic District. He mentioned how at a previous meeting an applicant was asked to get an engineers report for a possible demolition within the district. Mr. Derick stated that the Dennis Historical Commission requests a "structural engineer that is qualified in evaluating historical structures" and thought using that those same words to an applicant that applies for a Certificate of Demolition with the Old Kings Highway Historic District would be helpful for the applicant(s). Commissioner Ciambriello agreed with Mr. Derick, but did explain what a structural engineer does. He didn't feel it was fair to stress an engineer that is qualified in historical structures. Commissioner Barber agreed with Mr. Derick's suggestion thinking it would ultimately save the homeowner some money. Chairman Lomenzo thanked Mr. Derick for his input and suggested that possibly the committee should consider a workshop focusing on demolitions.
- Bill Bohlin motioned to adjourn the regular meeting at 8:29 PM seconded by Josh Crowell.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: April 28, 2010

Present: Peter Lomenzo, Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, April 28, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of April 14, 2010 – Bill Bohlin motioned to accept the minutes of the April 14, 2010 meeting seconded by Josh Crowell.
MINUTES APPROVED; VOTE 5-0.

- 1. **William Sarmuk** – Addition (Screened Room) at 524 Old Chatham Road, South Dennis (M180-4). William Sarmuk was present for the application. No abutters were present. All the committee members were in agreement with the proposed screen room addition. Commissioner Ciambriello asked Mr. Sarmuk to adjust his overall dimensions. Frank Ciambriello motioned to accept the application as amended seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.

- 2. **Elmir Sehic** – Street Sign at 501 Route 6A, Dennis (M306-43). Elmir Sehic was present for the application. No abutters were present. Bill Bohlin stepped out as an abutter. Chairman Lomenzo asked about the timing on the lights. Dr. Sehic said the lights will depend on the weather; they will be on when it gets dark, off at 11:00 PM and during the daylight hours. All the committee members were in agreement with the application seconded by Gary Barber.
APPLICATION APPROVED; VOTE 4-0. Commissioner Bohlin returned to the meeting.

- 3. **Mr. & Mrs. Geoffrey Wilson** – Alterations (remove & replace front step & rails) at 6 Princess Path, Dennis (M355-68). Al of Pine Harbor Wood Products was present for the application. No abutters were present. Chairman Lomenzo stepped out for the application. All the committee members were in agreement with the proposed alterations to the front steps & rails. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 4-0. Chairman Lomenzo returned to the meeting.

- 4. **Marion Jaworowski** – Alterations (vinyl siding, aluminum trim wrap & re-roof) at 18 Six Penny Lane, Dennis (M255-51). Mark Baker was present for the application. No abutters were present. All the committee members were in agreement with the proposed vinyl siding, trim wrap & re-roof. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

- 5. **Jeffrey Withstandley** – Alterations (change angle of house) at 9 Phyllis Road, Dennis (M261-19). Don Shulman was present for the application. No abutters were present. Mr. Shulman

apologized to the committee for the error in the house being moved without approval. Mr. Shulman told the committee that since a stop work order as been issued, no other work has been done to the house. Commissioner Bohlin had reservations with the skylights being minimally visible, and now they are more visible from Old Bass River Road. He doesn't feel that he would have approved this location with the skylights. Commissioner Crowell expressed his concern with the skylights being more visible. Commissioner Ciambriello agreed with Commissioners Bohlin and Crowell. He is not concerned with the house being turned, but felt the skylights should be removed. He also feels that some of the trees need to be replanted to block the house from the road. Commissioner Barber expressed the same concerns; he feels that now you look directly at the rear of the house and more shrubbery needs to be added to screen the back of the house. Chairman Lomenzo agrees with the rest of the board. He also felt there are two major violations; the house was turned from where it was originally approved and more of the lot was cleared. Mr. Shulman said the only clearing of the lot was for the septic system, but he would have to confirm that with the previous plan submitted. He also stated there was no intention to deceive the committee and admitted that there was an error made. Chairman Lomenzo would like a letter submitted within 30 days regarding the clearing of the lot and how it will be resolved. He suggested the plantings be done in a rustic look, not nice neat rows. Commissioner Ciambriello asked if the septic might have been moved as well and if a copy of the septic as built could be shown to the committee. Chairman Lomenzo explained that the application would need to be continued to show elevation drawings without the skylights and plan for the screening of the property. Mr. Shulman asked if the committee if it would be possible to continue siding the house because of the wiring and plumbing that has been done. Chairman Lomenzo said no. Commissioner Ciambriello suggested allowing the siding to be done so the wiring wouldn't go bad and the building would be protected from the elements. Chairman Lomenzo felt that no construction should continue until all other conditions are met. Bill Bohlin motioned to continue the application until May 12, 2010 seconded by Gary Barber. Commissioner Crowell also agreed with possible damage to the house. Much discussion continued regarding allowing the applicant to ONLY continue siding. Frank Ciambriello motioned to amend the original motion to allow the applicant to only side the house and not allow any further construction seconded by Josh Crowell. Chairman Lomenzo stated the application was for the angle of the house and feels the committee should not be partially approving an application. Discussion of whether or not to allow the applicant to side the house continued. **AMENDED MOTION APPROVED; VOTE 3-2 (Lomenzo & Bohlin opposed.) APPLICATION CONTINUED; VOTE 5-0.**

6. **Barbara Clark** – Addition at 26 Country Circle, South Dennis (M172-38). Russ Hamlyn was present for the application. No abutters were present. Commissioner Barber disclosed that he sits on another board with Mr. Hamlyn. Commissioner Bohlin questioned the window placement on the front elevation; he felt it was close to door and wondered if it could be moved over some. Mr. Hamlyn stated his client is not quiet sure about the window, and he may be back before the board to make that change. Gary Barber motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

7. **Arthur & Elizabeth McCormack** – Fence at 1208 Route 134, East Dennis (M315-28). The committee waited for someone to represent the application. No one appeared, but Dorothy Burt of 1226 Route 134 was there to ask questions about the fence. She told the committee her property abuts Mr. McCormack's property. She asked a variety of questions: what type of wood will the fence be; are the measurements correct, she comes up with a different measurement; how is the cap attached to the fence, what is the clearance to the ground; distance of the fence to the property line; will the footings be 3' deep; how can he dig for the footings without digging on her property line. She is very concerned because she feels that he has done a lot of work without permits. Commissioner Ciambriello felt the abutter should not comment or accuse the neighbor without him being present to defend himself. Chairman Lomenzo felt Ms. Burt could voice her comments, but no one would be able to answer them for her. Ms. Burt continued with her comments; how many posts would be used; what side of the fence will face her property; what

color will the fence be; will he be on her property with heavy equipment without her permission; and how will the work be done. Commissioner Crowell has questions for the applicant and would like him to address the abutters concerns as well. Commissioner Ciambriello also felt the application should be voided and the applicant should re-apply. Commissioner Bohlin also has questions and wanted to know if the application should be continued or denied. Chairman Lomenzo felt the application should probably be denied. Frank Ciambriello motioned to deny the application due to lack of representation seconded by Bill Bohlin.

APPLICATION DENIED; VOTE 5-0.

8. **Mark Lacava** – Fence at 42 Island Street, East Dennis (M319-11). The committee returned to the application, because Mr. Bennett arrived late. Eric Bennett was present for the application. No abutters were present. Mr. Bennett submitted a change to the original application; he proposed the fence would be placed off the back corner of the house and along the wall instead of cutting through the yard. Commissioner Bohlin stated he would like to see an open picket along the front of the house facing Island Street. Mr. Bennett felt his customer would be agreeable to that change. Commissioner Barber felt the fence would be quiet visible from the street and to some of the neighbors. Bill Bohlin motioned to accept the application with a 4' white picket fence be installed 15' from the left and 8' to the right along the front of the house seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

9. **Mike Pearson d/b/a Harvest Gallery** – Sign (on building) at 776 Route 6A, Dennis (M351-7). Jeff Perry was present for the application. No abutters were present. There was some discussion regarding the size of the sign, because it is round. Ultimately the committee determined that the size of the sign was within the requirements of OKH. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0. Mr. Perry asked the committee if they would allow him to move the sign just above the soffitt, about 6" back from the gutter. All the committee members agreed.

10. **Stephen & Linda Winslow** – Fence & 3rd floor deck at 72 Scargo Hill Road, Dennis (M332-49). Steve Winslow was present for the application. No abutters were present. Commissioner Ciambriello asked that the fence on top of the stonewall not be higher than 3'. Frank Ciambriello motioned to accept the application seconded by Gary Barber.

APPLICATION APPROVED; VOTE 5-0.

11. **Frederick Bellinger** – Addition at 9 Holly Street, South Dennis (M161-40). Ken Klein was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition. Josh Crowell motioned to accept the application seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

12. **Fredric Harris** – Addition (freestanding deck) at 3 Crown Grant Drive, Dennis (M306-12). Chris Weekes was present for the application. No abutters were present. All the committee members were in agreement with the proposed freestanding deck. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello.

APPLICATION APPROVED; VOTE 5-0.

13. **Gary & Joan Eichhorn** – Alterations to a previous approved plan at 27 Bayberry Lane, Dennis (M368-27). Thomas Moore was present for the application. No abutters were present. Mr. Moore explained all the changes to his previously approved addition. All the committee members were in agreement with the proposed changes. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

14. Sean Timmins – Alterations (replace windows/add new windows & reside) at 81 Sea Street, East Dennis (M413-30). Sean Timmons was present for the application. No abutters were present. Mr. Timmins said the proposed alterations were on the secondary building that appears to be a garage, but it is not. He also offered the committee two options for the window changes on the front of the building. The committee asked Mr. Timmins to choose on option and they would proceed from there. Mr. Timmins decided that he would like the first floor windows to line up with the second floor windows. Frank Ciambriello motioned to accept the application with the windows being lined up symmetrically seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

• **Other Business:**

- The committee discussed a request to amend an application that was approved more than one year ago. The committee felt that any application could be amended. It was suggested that the amendment form be reviewed by the committee before it be used. Chairman Lomenzo asked for a motion to remove the form from use until the committee has a chance to review it and approve it's use. Bill Bohlin motioned to remove the form from use until reviewed by the committee seconded by Josh Crowell. **VOTE 5-0.**
- Discussion of painting being done at 1233 Route 134; not an appropriate color; violation to be issued.
- A violation was issued for 366 Airline Road; building without a Certificate of Appropriateness or building permit.
- Richard Guerney – the state denied his appeal.
- Bill Bohlin motioned to adjourn the meeting at 7:56 PM seconded by Frank Cimabriello.

MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: April 14, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Alternate Robert Waldo.

Absent: None

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, April 14, 2010 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of March 24, 2010
- 1. **Michael & Nancy Strong** – Alterations (remove existing greenhouse, re-shingle, remove door & windows, change slider, & new windows) at 4 Surrey Lane, East Dennis (M266-33). Robert McPhee was present for the application. No abutters were present. Chairman Lomenzo stepped out. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 4-0. Chairman Lomenzo returned.
- 2. **Kris Nelson** – Demolition (of a detached garage) at 39 Apple Lane, Dennis (M281-60). Irena S. of Architectural Innovations was present for the application. No abutters were present. All the committee members were in agreement with the proposed garage demolition. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 5-0.
- 3. **Kris Nelson** – Addition (attached garage 2 car garage and mudroom) at 39 Apple Lane, Dennis (M281-60). Irena S. of Architectural Innovations was present for the application. No abutters were present. All the committee members were in agreement with the proposed garage. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
- 4. **John Flinn** – Alterations (replace windows, add window above garage doors, & replace siding) at 18 Greenland Circle, East Dennis (M317-23). John Flinn was present for the application. No abutters were present. Mr. Flinn wanted to replace the existing windows & replace the decorative door above the garage doors with a window. The existing windows are 12 over 12's and he would like to change them to 4 over 1's. All the committee members agreed that they would like to see at least 6 over 6 windows installed; they did not feel the 4 over 1's were appropriate. Mr. Flinn stated that there was no written standard for the windows and he looked around the neighborhood and saw a variety of styles. He would like the 4 over 1's for the visibility and he likes the look. Chairman Lomenzo made a suggestion to the committee that possibly installing 6 over 6's across the front and 4 over 1's in the rear. After discussing many different options, Mr. Flinn asked the committee to consider a 4 over 4 style window. Commissioner Ciambriello asked

Mr. Flinn to supply the committee with a ¼" elevation drawing showing the 4 over 4 style windows. Frank Ciambriello motioned to accept the application with 4 over 4 style windows and submitting ¼" elevation drawings within 10 days.

APPLICATION APPROVED; VOTE 5-0.

5. **Janet Ross** – Alterations (remove existing sunroom & deck and rebuild 3 season room, mudroom & shower) at 44 Calvin Drive, Dennis (M308-39). Peter Kimball was present for the application. No abutters were present. Commissioner Ciambriello stepped out. Commissioner Bohlin questioned why the addition showed 6 over 1 windows and the rest of the house has 6 over 6's. Mr. Kimball stated the homeowner would be applying for 6 over 1 style windows at a later date and since the addition is being done first, they wanted to change those windows first. The committee members all felt that 6 over 6 style windows would be more appropriate. Bill Bohlin motioned to accept the application as amended (with 6 over 6 style windows) seconded by Gary Barber.

APPLICATION APPROVED; VOTE 4-0. Commissioner Ciambriello returned.

6. **Rahn Meehan d/b/a Downeaster Wind & Weather** – Sign at 1369 Route 134, East Dennis (M359-6). Rahn Meehan was present for the application. No abutters were present. Mr. Meehan explained how the original sign was knocked down by a plow truck during the winter and he would like to replace the sign as it existed and add wording for his business. Commissioner Barber noted that the application stated the sign is 17½ square feet. Commissioner Bohlin suggested taking some of the wording off. Mr. Meehan stated the landlord asked that the sign stay as 2 signs like it was previously. Commissioner Ciambriello cleared up where the sign is to be placed. He also suggested 'shrinking' the sign and put less wording on the sign. There was much discussion between both sides regarding the size and verbage on the side. One of the suggestions was to allow two 20" X 42" signs and one of them to be for Downeaster Wind & Weather. Gary Barber motioned to allow two signs at 20" X 42" each (or one 41" X 42" sign). Commissioner Ciambriello also suggested removing the strips on the sign to give the appearance of one sign. The motion was seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

7. **Robert Furman** -- Alterations (add 11' to existing screened porch) at 76 Hippogriffe Road, Dennis (M366-25). Richard Farrenkoff was present for the application. No abutters were present. All the committee members were in agreement with the proposed screened porch. Commissioner Ciambriello asked that the overall dimensions be corrected. Frank Ciambriello motioned to accept the application as presented with the overall dimensions corrected seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

8. **Grace Y. Nyberg Trust** – Demo of a Single family home at 10 Pleasant Street, East Dennis (M413-32). Peter Nyberg was present for the application. Phil Catchings of 61 Sea Street would hate to see the building go. He felt it defined the character of the neighborhood. He hoped there would be an alternative to demolishing the building. He stated if the house is allowed to come down, the second structure behind it would be a serious eyesore too. This house is surrounded by historic homes and would like to see what future plans would be. Burt Derick stated that he was not there as an abutter but as a historian and author. He showed historic photos of "Red Top". He stated some historic facts regarding the building. It was originally a Methodist Church and a meeting house in Brewster. It was possibly used as a stop for the Underground Railroad. The building was moved in pieces to Dennis in August of 1870 and then was used as a straw hat factory, a restaurant and an inn. Mr. Derick feels the house has much historical significance. Robert Eldred of 5 North Street feels the house needs to come down because it is a wreck. Mr. Nyberg received a call and a letter from the building department requesting that he seal up the building. He noted that the roof sags, the cellar needs to be pumped out on a regular basis, there is no front to back support, and adding the second floor changed the beams of the house. He said he realizes there could be at least a one year delay in his request, but he would submit plans for a new house by the time that delay has passed. He also requested the committee allow him

to erect a 6 foot construction fence around the property so there would not be any issues. Commissioner Waldo stated that he would like to see the inside of the house before he made any kind of decision. Commissioner Barber felt that like previous applicants Mr. Nyberg should also submit an engineers report stating the condition of the house. Commissioners Bohlin, Crowell, & Ciambriello also agreed. Commissioner Ciambriello also disclosed that he and Mr. Nyberg sit on another town committee together, but felt he could discuss this application without conflict. Commissioner Barber also disclosed the same information. Commissioner Lomenzo requested that Mr. Nyberg set up a site visit for the committee to see the inside of the house and also suggested continuing the application. Mr. Nyberg said he did not want the trust to spend the money on an engineers report and he told the committee they should/could enter at their own risk. Bill Bohlin motioned to allow the applicant to continue the application until May 12, 2010 seconded by Gary Barber.

APPLICATION CONTINUED; VOTE 5-0.

Exemptions and Other Business:

1. **Richard Quirion & Allison Supple-Quirion** – Demo of a single family home at 18 Dr. Lord's Road, East Dennis (M389-68). Eric Tolley was present for the application. No abutters were present. Mr. Tolley discussed the site visit he and the committee had at the property. Paul Lemly of 17 Dr. Lord's Road was present for the application. He stated he has no objections to the demolition and just wanted to see what was proposed to be rebuilt. Commissioner Crowell stated the style of architecture was ruined by the front dormer and his greater concern is what is going to replace it. Commissioner Ciambriello drove by the house and noticed that the roofline is severely sagging but wants to see a stamped letter with an engineers seal before he makes a final decision. Commissioner Waldo said he is torn on this house. He feels the dormers ruin the style of the house, but the setting is the best part. He would really like to see the house maintained. Commissioner Barber said there would be a lot of work needed to bring this house up to code, if it is to be rebuilt he would like to see it replicate the existing house. Commissioner Bohlin felt the interior was a disaster and it may have to be gutted to rebuild and make it livable. Chairman Lomenzo didn't feel the interior was that bad. He said the owners kept it well and he doesn't feel it should be demolished and if it is, maybe there would be a possibility of a partial replication. Mr. Tolley stated the house is livable, but the current upkeep is costly. He stated he doesn't feel the house would fall tomorrow, but it may not last. After much discussion between Mr. Tolley and the committee, Mr. Tolley asked the committee to allow him to withdraw his application for the demolition and the rebuild without prejudice. He would like to bring all the information discussed with the committee back to his clients and possibly resubmit using the committees suggestions. Josh Crowell motioned to accept the applicants request to withdraw the application to demolish without prejudice seconded by Frank Ciambriello.

APPLICATION WITHDRAWN; VOTE 5-0.

2. **Richard Quirion & Allison Supple-Quirion** -- Single Family Home at 18 Dr. Lord's Road, East Dennis (M389-68). Josh Crowell motioned to accept the applicants request to withdraw the application to build a single family home without prejudice seconded by Frank Ciambriello.

APPLICATION WITHDRAWN; VOTE 5-0.

3. **Jay Imad d/b/a Sav-On-Gas** – Sign at 1098 Route 6A, East Dennis (M390-41). John Hesse was present for the application. No abutters were present. Mr. Hesse submitted a plot plan to the board showing four possible choices for placement of the sign. Commissioner Ciambriello declared that he spoke with the current owner regarding the placement of the sign and after they spoke he decided the original place that was applied for was good. Commissioner Waldo thought the original placement of the sign is acceptable as well because the station owner also owns the house next door. Commissioner Bohlin preferred the wall signs. Commissioner Crowell thought site #1 or #2 would be best – he felt the signs get lost on the building. After some discussion, Bill Bohlin motioned to allow the sign to be located in location #2 on the site plan, it will not be any taller than 54" and the finials will be removed seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

- Josh Crowell motioned to adjourn the meeting at 8:33 PM seconded by Bill Bohlin.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, March 24, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber and Robert Waldo.

Absent:

Convened: 6:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, March 24, 2010** at **6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of February 24, 2010 – Frank Ciambriello motioned to accept the minutes of February 24, 2010 seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**
 - Minutes of March 10, 2010 – Bill Bohlin motioned to accept the minutes of March 10, 2010 seconded by Gary Barber. **MINUTES APPROVED; VOTE 5-0.**
1. **Davenport Realty Trust** – Single Family Home at 31 Chandler Drive, South Dennis (M177-47). Tom Grew was present for the application. No abutters were present. All the committee members were in agreement with the proposed single family home. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
 2. **Carol Bell** – Alteration (new window) at 63 Beach Street, Dennis (M327-12). Lina Revinskas was present for the application. No abutters were present. Chairman Lomenzo pointed out that the address should be 69 not 63 as listed. All the committee members were in agreement with the proposed window addition. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.
 3. **Russell & Diane Robbins** – Alterations (3 egress windows & escape wells) at 12 Independence Way, Dennis (M348-55). Russell Robbins was present for the application. No abutters were present. Mr. Robbins stated that he previously added bedrooms to the basement and was recently made aware that egress windows were needed. He stated the new egress windows will only be seen 4" above grade. All the committee members were in agreement with the proposed egress windows. Commissioner Barber mentioned that the domed covers would not be appropriate because they would be very visible. Mr. Robbins planned on using the domes in winter and the grates in the summer. When he decides what type of covers will be used, it was suggested he check with the committee first. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
 4. **Robert Cicchetti** – Fence (to enclose pool area) at 175 Beach Street, Dennis (M325-18). Chairman Lomenzo stepped out for the application. Rob Cicchetti was present for the application. No abutters were present. All the committee members were in agreement with the proposed fence. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.

APPLICATION APPROVED; VOTE 5-0.

5. **Michael & Nancy Strong** – Alterations (remove existing greenhouse, re-shingle, remove door & windows, change slider, & new windows) at 4 Surrey Lane, East Dennis (M266-33). Rob McPhee was present for the application. No abutters were present. Chairman Lomenzo explained that there was an error in the advertising with this application. The applicant listed an address that is longer used with the town and the historic office erred by not listing any address or map and parcel in the ad. Chairman Lomenzo felt that legally the committee could not vote on the application, but would allow the board to review and offer their comments. All the committee members were in agreement with the proposed alterations. (Because of the error, this application will be listed first on the agenda for April 14, 2010.)

Continued applications, exemptions and other business:

1. ~~**Richard Quirion & Allison Supple-Quirion**~~ – Demo of a single family home at 18 Dr. Lord's Road, East Dennis (M389-68). **Continued; April 14, 2010** Bill Bohlin motioned to allow the applicant to continue this application and the following continued application until the April 14, 2010 meeting seconded by Gary Barber.
APPLICATION CONTINUED; VOTE 5-0.
 2. ~~**Richard Quirion & Allison Supple-Quirion**~~ – Single Family Home at 18 Dr. Lord's Road, East Dennis (M389-68). **Continued; April 14, 2010**
 3. **Jay Imad d/b/a Sav-On-Gas** – Sign at 1098 Route 6A, East Dennis (M390-41). No one was present for the application. Chairman Lomenzo asked the committee what they would like to do as far as continuing or denying the application. Gary Barber motioned to allow the applicant to continue because possibly he did not remember about the time change for the meetings seconded by Bill Bohlin. Commissioner Ciambriello did not feel that the application should be continued. He stated that he has driven by the station numerous times since the last meeting and because of the improvements at the gas station there is only one place for the sign and feels that the committee should approve placement of the sign where the applicant asked at the previous meeting and because of that he thought the committee should approve the sign as applied for and not continue the application.
APPLICATION CONTINUED; VOTE 4-1 (Ciambriello against)
- 126 Greenland Circle: The homeowner submitted the required letters as asked and the violation will remain open as decided.
 - Chairman Lomenzo informed the committee about the appeal decision with the Old King's Highway Regional Historic District Commssion and Cape Cod Community College regarding the wind turbine and he shared a report with the committee regarding that decision.
 - Gary Barber motioned to adjourn the meeting at 6:37 PM seconded by Bill Bohlin.
MEETING ADJOURNED; VOTE 5-0.

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis
Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: March 10, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber and Robert Waldo (alternate).

Absent:

Convened: 7:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, March 10, 2010 at 7:00 P.M.** on the following applications for a Certificate of Appropriateness:

- **Minutes of February 24, 2010** (meeting originally scheduled for February 10, 2010): Josh Crowell motioned to accept the minutes seconded by Bill Bohlin. Chairman Lomenzo pointed out that item #9 (Mr. & Mrs. Mark Tavitian) stated the application was approved, when it should have said continued. He also asked that continued item #2 (Jon Moulding) be cleared up regarding an agreement between the neighbors. The minutes will be corrected and sent to the committee to be reviewed again. Motion and second withdrawn.
- **Minutes of February 24, 2010:** Josh Crowell motioned to accept the minutes as approved seconded by Bill Bohlin.
MINUTES APPROVED; VOTE 5-0. (Waldo abstained.)
- Chairman Lomenzo polled the committee in regards to changing the meeting time from 7:00 PM to 6:00 PM. Commissioner Ciambriello suggested that builders/applicants may have a hard time getting to the meetings at that time if they typically work until 5:00 PM. Commissioner Bohlin thought if that was the case, the applicant would have the opportunity to have their application moved down the agenda. Frank Ciambriello motioned to accept the time change from 7:00PM to 6:00PM starting with the March 24, 2010 meeting seconded by Bill Bohlin. **MEETING TIME CHANGED; VOTE 5-0.**
- 1. **Snibro Realty Trust** – Addition (to front of garage & on rear of house) & alterations (increase existing deck & outdoor shower) at 3 Robbins Circle, Dennis (M326-21). James O'Brien & Vin Ubertini were present for the application. No abutters were present. Mr. O'Brien submitted new elevation drawings to the committee. He removed the addition from the front of the garage and said all the work will be on the rear of the house. Commissioner Waldo noted that the elevations were in two different scales. Commissioner Barber also noted that the plot plan would have to be changed. Commissioner Bohlin stated he was pleased with the changes and wondered if the overall length and width were any different? It was determined that the overall length and width would be 87' X 48'. Josh Crowell motioned to accept the application as amended with corrected elevation drawings submitted by Friday, March 12, 2010 seconded by Bill Bohlin. Commissioner Ciambriello amended the motion to have the elevations by Friday, March 19, 2010 to allow the architect time to complete the drawings or the application will be denied.
APPLICATION APPROVED; VOTE 5-0.
- 2. **Richard Quirion & Allison Supple-Quirion** – Demo of a single family home at 18 Dr. Lord's Road, East Dennis (M389-68). Eric Tolley was present for the application. No abutters were

present. Mr. Tolley submitted a report from an engineer regarding the demolition. Commissioner Barber stated the foundation was good and felt there is no historic significance to the building and he is ok with the demolition. Mr. Tolley was not sure of the age of the house; he could not locate any records showing the age. Commissioner Bohlin thought that by the looks of the house, it was older than the 75+ years listed on the demolition application. He also felt it is not historically important and is ok with the demolition. Commissioner Crowell checked on the age of the building which is listed as 1880 with the assessors office, but feels that sometimes those records are vague, and if he had to guess it would place it older. He feels the house is not an architectural treasure. Commissioner Ciambriello agreed with the others. He did ask Mr. Tolley his opinion of the habitability of the house. Mr. Tolley stated it is structurally inadequate by today's standards and he could not achieve his clients ultimate goals by using this structure. It is not feasible to upgrade this house, utilize it and incorporate it with additions and alterations. Commissioner Ciambriello also asked Mr. Tolley if the house was livable at this point. Mr. Tolley stated that he would not live in it himself, but the homeowners do use it in the summer. Commissioner Lomenzo thanked Mr. Tolley for the engineers report, but ultimately feels the best for all concerned would be to have the committee do a site visit to the property. Chairman Lomenzo also feels the house may be considerably older than 1880 – possibly the 1700's. Commissioner Waldo feels the setting for the house is perfect and would hate to see the house removed. Gary Barber motioned to schedule a site visit to tour the house and allow the applicant to continue the application seconded by Frank Ciambriello. Chairman Lomenzo stated that he agrees with Commissioner Waldo more than with the rest of the board. He feels there is some historic feel to the building. Commissioner Ciambriello noted also that the engineers report is more observations, not conclusions and he would like to hear the engineers reasons as to his total conclusions might be in regards to the structure before he makes his decision. Mr. Tolley also noted that after he read the engineers report he felt it is not an issue of danger to redo the house, but rather an issue of cost to extend or alter the house. **APPLICATION CONTINUED; VOTE 5-0.** Mr. Tolley suggested giving applicants an opportunity to schedule a site visit prior to the hearing so that applicants are not delayed further. Chairman Lomenzo told Mr. Tolley the committee would certainly take that recommendation as a constructive comment.

3. **Richard Quirion & Allison Supple-Quirion** Single Family Home at 18 Dr. Lord's Road, East Dennis (M389-68). Eric Tolley was present for the application. No abutters were present. The application was reviewed for comment only, because the prior application was continued. Commissioners Bohlin & Crowell felt the proposed home is going to be a large 2 ½ story home as opposed to the "cottage-style" of the other homes in the neighborhood. Commissioner Ciambriello initially agreed with Commissioners Bohlin & Crowell until he saw the plot plan and realized that the house sits on a large lot. It is not close to the other houses and it seems to fit the contour of the land like the existing house. Commissioner Waldo thought that even though the house is on a large lot, he feels that the proposed house is too large compared to the existing. Commissioner Barber inquired about the amount of exposed concrete on the left and right elevations; he would like to see that covered. He also questioned a bump out that is on the left elevation but did not appear on any other elevation. Mr. Tolley said he will adjust that for the next meeting. Chairman Lomenzo asked the height of the current building (21') and the new house will be 35', but Mr. Tolley stated the new building was going to be further from the street and was hoping the committee would take that into consideration. Frank Ciambriello motioned to allow the applicant to continue until March 24, 2010 seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

4. **Carl Stegerwald** – Addition & Alterations (replace 2 windows, siding & re-roof) at 11 Pine Ridge Road, East Dennis (M363-19). Jack Casey was present for the application. No abutters were present. Just a portion of the property is in the Dennis Old King's Highway Historic District; remainder of house is in Brewster. All the committee members were in agreement with the proposed addition. Commissioner Barber asked if the lattice work over the door could be eliminated. Mr. Casey agreed and said he could shingle right thru it. Bill Bohlin motioned to accept the application as amended seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.
5. **Jay Imad d/b/a Sav-On-Gas** – Sign at 1098 Route 6A, East Dennis (M390-41). John Hesse was present for the application. No abutters were present. Mr. Hesse described the redesigned sign.

Sarah Kruger of 1085 Route 6A was present to see what the new sign looked like and where it was previously. Commissioner Ciambriello complimented the new sign. He did question the size...27" X 58 ¼". Commissioner Waldo questioned why the sign would be in front of the house instead of the gas station. Mr. Hesse said it was for safety reasons and lead in to the gas pumps. Commissioner Bohlin said the sign was a vast improvement and would rather see colonial caps instead of finial caps. Mr. Hesse agreed. Commissioner Bohlin feels the proposed location of the sign is not appropriate. Commissioner Crowell was ok with the sign, but feels it would be better to move it closer to the gas station. Chairman Lomenzo thought the submitted plot plan is of no value and the sign needs to be placed in a better location. There was much discussion involving where the sign was previously located and where it should go. Mr. Hesse stated there are requirements as to where the sign could be placed because of the arc to approach the gas pumps. Commissioner Ciambriello thought the applicant should get that information from the state so it is more clear as to where to correctly place the sign. Chairman Lomenzo suggested that maybe there should not be a sign at all. He feels that the gas station does not call for a free standing sign. He suggested possibly using a wall sign. Commissioner Ciambriello disagreed; he thought the business should have a sign and it should be put in the proper place. Commissioner Bohlin agreed with Chairman Lomenzo that perhaps a wall sign would be better. Mr. Hesse asked about using a projecting sign. After some discussion, it was thought that a projecting sign may be a hazard. Commissioner Bohlin questioned the lighting as well. Mr. Hesse stated that the lighting was not part of the sign project. Chairman Lomenzo asked Mr. Hesse to consider a few options for a sign. Bill Bohlin motioned to allow the application to be continued seconded by Gary Barber.

APPLICATION CONTINUED; VOTE 5-0.

6. **Ernie Hebert** — Alterations (vinyl siding) at ~~14 Matthew Street, South Dennis (M213-20).~~

Withdrawn, March 8, 2010 Josh Crowell accepted the applicants request to withdraw the application seconded by Frank Ciambriello.

APPLICATION WITHDRAWN; VOTE 5-0.

7. **Kathleen Griffin** – Alterations (vinyl siding, windows & shutters) at 31 Meadowspring Drive, South Dennis (M202-17). Kathleen Griffin was present for the application. No abutters were present. All the committee members were in agreement with the proposed alterations. Ms. Griffin stated that there was a change to the spec sheet; the body of the house will be "Buckskin" and the shutters will be "Shell". Josh Crowell motioned to accept the application seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 5-0.

Continued applications, exemptions and other business:

1. **Matt & Mary Jo Nalband** – Addition & alterations at 25 Corporation Road, Dennis (M351-16). Thomas Moore was present for the application. No abutters were present. Mr. Moore submitted new elevation drawings to show the suggested changes. All the committee members were pleased with the suggested changes and were in agreement with the proposed application. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 5-0.
2. **Marcia Delvecchio** – Alterations (re-roof, build out rake members, remove stone facing & add cupola) at 23 Shore Drive, Dennis (M366-68). Trevor Kurz was present for the application. No abutters were present. Mr. Kurz submitted new plans showing the details. He also showed pictures of homes with the same type of details. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 4-1 (Crowell against.)
3. **Mr. & Mrs. Mark Tavitian** – Addition & alterations at 215 Beach Street, Dennis (M346-29). Thomas Perrino, Reed Morrison, and Mark Tavitian were present for the application. Mr. Morrison described the revisions to the previous plans; the skylight was changed to a flat style and moved to the back; the round windows were changed a square barn style; the fence was lowered; and the screen porch was changed. Attorney Perrino explained that the wood frames on the screen porch are going to be on the inside, not on the outside as it appeared.

Commissioner Ciambriello liked the changes. He suggested painting the X's a copper or brown color so they would recede. Mr. Morrison stated they were planning on using black. Commissioner Barber expressed an objection to the skylight because it would be visible from Lombardi Heights; he thought a Nantucket dormer would be more appropriate. Commissioner Bohlin agreed. Commissioner Crowell thought the skylight would be blocked well by the chimney. Josh Crowell motioned to accept the application as proposed seconded by Frank Ciambriello.

APPLICATION APPROVED; VOTE 5-0.

4. **Deborah Mason d/b/a Seashore Homes, Inc.** – Single Family Home at 35 Village Green, Dennis (M257-23). Chariman Lomenzo and Commissioner Waldo stepped out. Deborah & Dennis Mason were present for the application. Mr. Mason noted that the roof will be changed to red cedar and the board & batten siding will be white cedar shingles. Mr. & Mrs. Randy Wallin of 41 Billingsgate Drive had a number of questions regarding the proposed home. Mr. Wallin read his letter that was submitted to the historic office. (Copy attached.) Commissioner Crowell also read others letters from Bill McElhaney of 33 Village Green and Chuck Deluga & Paul Sullivan, developers of the Fairways property. The committee were all pleased that the board & batten was changed. Commissioner Bohlin expressed his concern with the stone façade; he would rather see brick. Commissioner Bohlin also disclosed that he had spoken with Mr. Wallin regarding his concerns. Commissioners Ciambriello and Crowell expressed concern for the board & batten on the front of the house. Commissioner Ciambriello suggested either clapboard or shingles. Mr. Mason agreed to using white cedar shingles. Frank Ciambriello motioned to accept the application with the body of the house be sided with white cedar shingles and the roof will be red cedar shingles seconded by Bill Bohlin.

APPLICATION APPROVED; VOTE 4-0.

- Chairman Lomenzo reported to the committee the situation between the three neighbors involved in the application for 126 Greenland Circle. The 10 day period has passed and one of the parties involved chose not to sign the amendment that was agreed upon at the February 24, 2010 meeting. Chairman Lomenzo felt there should be a violation filed and wanted to discuss with the committee as to how to proceed. Commissioner Ciambriello is troubled by the decision to deny the application now. He feels the complaintant negated his agreement with the neighbor. Commissioner Bohlin would like to rescind the approval for the green chainlink fence and have it removed and start this whole process over. Commissioner Crowell asked who is actually in violation; Chairman Lomenzo felt it is the homeowner who installed the fence. Commissioner Ciambriello suggested sending a letter to all parties, extending the decision 2 weeks and then the process will move forward with a violation. There was much discussion as to the committee's choice how to handle the situation. Chairman Lomenzo felt the property should be in violation and there should be a resolve to this matter. He thought the application should be denied because the applicant did not follow through. Bill Bohlin motioned to deny the application and to send a violation to the applicant seconded by Gary Barber.

APPLICATION DENIED & VIOLATION TO BE SENT; VOTE 4-1 (Ciambriello against; Waldo abstained.)

- Chairman Lomenzo spoke of a complaint regarding the blue tarp covering the sign at the former Gulf station located at 1569 Route 6A, East Dennis. The committee felt the blue tarp covering the sign is inappropriate and would like a violation letter sent. Gary Barber motioned to send a violation letter seconded by Bill Bohlin.

VIOLATION TO BE SENT; VOTE 5-0.

- Gary Barber motioned to adjourn the meeting at 9:56 PM seconded by Bill Bohlin.

MEETING ADJOURNED; VOTE 5-0.



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: February 24, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, and Gary Barber

Absent: Robert Waldo

Convened: 9:00 PM

A public hearing will be held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, February 24, 2010 at 7:00 P.M.** on the following applications for a Certificate of Appropriateness:

- 1. Richard & Sandra Spies** – Addition & alterations (add 2nd story, 2 story addition to rear of house & add new deck) at 8 Roads End, Dennis (M385-28). Sara Jane Porter was present for the application. No abutters were present. All the committee members were in agreement with the proposed addition and alterations. Commissioner Ciambriello noted that the overall dimensions were off and Ms. Porter adjusted them on the spec sheet. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 5-0.
- 2. Maria Bello** – Photovoltaic Panels at 82 Quivet Drive, East Dennis (M362-58). Jason Stoots was present for the application. No abutters were present. Mr. Stoots explained that originally the plan was to place the photovoltaic panels on the front of the house. Mr. Stoots told the committee that since submitting the application he and the homeowner had come up with another plan for placement of the photovoltaic panels; Chairman Lomenzo asked to see those plans instead. Commissioner Bohlin liked the idea of the panels being placed in the rear, but was not sure how visible the panels would be from Carol Drive. Commissioner Barber and Chairman Lomenzo both stated that they happened to go down Carol Drive and the panels would not be visible. Chairman Lomenzo also thanked the applicants for being considerate and moving the panels to the back of the house. Bill Bohlin motioned to accept the application with the panels being moved to the rear of the house seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 5-0.
- 3. Anita Mann** – Addition (kitchen, family room, bedroom & garage) at 100 Nobscussett Road, Dennis (M349-30). Ken Sadler was present for the application. No abutters were present. Chairman Lomenzo read a letter in support submitted by Carol Mourad. All the committee members were in agreement with the proposed addition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.

4. **Nancy Woodworth** – Alterations (bay window) at 8 Heegehong Drive, Dennis (M307-57). Vasco Nunez was present for the application. No abutters were present. All the committee members were in agreement with the change to the bay window. Frank Ciambriello motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
5. **Dwight & Lucy Shepard** – Alterations (add a window & change a door to a window) at 24 Nobscussett Road, Dennis (M329-3). Les Patrick was present for the application. No abutters were present. All the committee members were in agreement with the proposed window and door changes. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
6. **John & Janet Burrell** – Single Family Home at 42 Dr. Stanton Road, Dennis (M334-93). Jim Hagerty was present for the application. Mr. Hagerty explained that he was before the committee a few weeks ago for home at this same location. The approved plans did not meet with the homeowners approval, so they have made some revisions. The garage in this plan has been moved back 14 feet. Chairman Lomenzo reminded the committee that they had previously approved plans for a single family on this lot and they should probably just look at this application as an amendment to the original plans. Henry Blenke of 38 Dr. Stanton was present to voice his support for the changes to the plans. The new design keeps the house a bit further from his property line. Commissioner Bohlin thought moving the garage back is a good idea. Commissioner Ciambriello suggested moving the former to be centered over the bay of three windows below it. Mr. Hagerty explained the dormer is centered on the room inside the house. Mr. Hagerty felt it was best to leave the dormer where it is. Chairman Lomenzo asked if the garage could be pushed back any further; Mr. Hagerty did not think so because of the septic system. Bill Bohlin motioned to accept the application as an amended plan voiding the previous approval on January 27, 2010 seconded by Josh Crowell.
APPLICATION APPROVED; VOTE 4-1 (Ciambriello against).
7. **Mark & Kathy Lamond** – Single Family Home at 47 Dr Stanton Road, Dennis (M333-51). Jim Hagerty was present for the application. No abutters were present. Mr. Hagerty submitted a new plot plan, landscape plans, and elevations because of grade changes. All the committee members were in agreement with the proposed single family home. Bill Bohlin motioned to accept the application as presented seconded by Frank Ciambriello.
APPLICATION APPROVED; VOTE 5-0.
8. **Gregory & Joan Patterson** – Addition (sunroom & master bath) & alterations (replace front walk, retaining walls and re-roof) at 95 Tobey Hill Drive, Dennis (M281-46). Gregory Patterson was present for the application. No abutters were present. Commissioner Barber stepped out for the application. All the committee members were in agreement with the proposed addition and alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 4-0. (Commissioner Barber returned to the meeting.)
9. **Bonita Ward** – Accessory Structure (2 car detached garage) at 22 Hiram Pond Road, Dennis (M367-64). Paul Mazzola was present for the application. No abutters were present. All the committee members were in agreement with the proposed 2 car detached garage. Gary Barber motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
10. **Wayne & Megan Hicks** – Accessory Structure (Pool House) at 10 Village Green, Dennis (M283-41). Megan Hicks was present for the application. No abutters were present. All the committee members were in agreement with the proposed pool house. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin.
APPLICATION APPROVED; VOTE 5-0.
11. **Michael Ferdenzi** – Alterations (remove overhand & add a portico) at 21 Bayberry Road, East Dennis (M409-20). David Nordberg was present for the application. No abutters were present.

Mr. Nordberg submitted elevation drawings to the committee. He also mentioned that he would like to add railings to the front steps. All the committee members were in agreement with the proposed alterations. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell.

APPLICATION APPROVED; VOTE 5-0.

- Bill Bohlin motioned to adjourn the meeting at 10:09 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary



Town of Dennis

Old King's Highway Regional Historic District Committee

Town of Dennis Annex, 465 Route 28, Dennisport, Massachusetts 02639
508-760-6127 (fax) 508-394-6289

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: Wednesday, January 27, 2010

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo.

Absent: None

Convened: 7:00 PM

A public hearing was held in accordance with Chapter 470 of the Acts of 1973, as Amended, at Dennis Town Office, 485 Main Street, South Dennis, on **Wednesday, at 7:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of December 9, 2009: Bill Bohlin motioned to accept the minutes of December 9, 2009 seconded by Frank Ciambriello. **MINUTES APPROVED; VOTE 5-0.** (Waldo abstained).
- Minutes of January 13, 2010: Josh Crowell motioned to accept the minutes of January 13, 2010 seconded by Bill Bohlin. **MINUTES APPROVED; VOTE 5-0.** (Waldo abstained).
- Continued Application:
 1. **Gladys Kearney** – Alterations (skylight on rear of house) at 13 Barry Lane, South Dennis (M187-26). Ed Goggin was present for the application. (Commissioner Waldo stepped out because he was not present for the prior hearings.) Commissioner Bohlin felt he couldn't agree with the skylight. Chairman Lomenzo stated the skylight would be partially visible from Old Bass River Road and he was concerned with that visibility. Commissioner Bohlin stated the house is close to the bike trail and would be highly visible from there as well. Commissioner Ciambriello thinks the skylight is somewhat hidden on the rear of the house and will work similar to a solar panel. Commissioner Barber felt the skylight would be well covered by the trees and he couldn't agree that it is similar to a solar panel because then there would be numerous panels if there were an array. There was much discussion between the commissioners regarding the skylight. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2** (Lomenzo and Bohlin against.) Commissioner Waldo returned.

Regular Meeting:

1. **Jay Imad – d/b/a Sav-On Gas** – Sign at 1098 Route 6A, East Dennis (M390-41). John Heese of Arrow Signs of Cape Cod was present for the application. Mr. Heese stated the proposed sign was smaller than the former Getty sign that was there. Sarah Krueger of 1085 Route 6A was present to find out information regarding the size, height and colors of the sign. He also stated the maximum height will be 8' tall and it will be lit from the ground and the lighting will point away from Route 6A. Commissioner Waldo felt the sign was inappropriate because the price shown on the sign. Commissioner Barber also stated the proposed sign is 20 sq. ft. and the Act recommends signs no larger than 12 sq. ft. Commissioner Bohlin felt the proposed sign is closer to the road than the original sign. Mr. Heese stated the sign had actually been pushed back 12 ft. Commissioner Bohlin also felt the location, size and colors are completely inappropriate. Commissioner Crowell was also concerned with the size and colors and also having the price

listed on the sign. Commissioner Ciambriello agreed with the other commissioners. Chairman Lomenzo explained to Mr. Heese what his options are with the sign application. Mr. Heese asked the committee to allow him to withdraw his application. Josh Crowell motioned to allow the applicant to withdraw his application seconded by Bill Bohlin. **APPLICATION WITHDRAWN; VOTE 5-0.**

2. **Eileen Khouw** – Accessory Structure (Detached 2 car garage) at 44 Studio Way, East Dennis (M373-8). Eileen Khouw was present for the application. No abutters were present. All the committee members were in agreement with the proposed garage. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
3. **Jay Imad – d/b/a Sav-On Gas** – Alterations (garage doors) at 1098 Route 6A, East Dennis (M390-41). David Collette was present for the application. No abutters were present. All the committee members were in agreement with the proposed garage door changes. (Commissioner Ciambriello addressed how the gas pumps and lighting were changed without approval of OKH. Mr. Collette stated that he is only there to change the garage doors and was not involved in work done to the gas pumps and lighting. Mr. Imad was present and the committee spoke to him in regards to the work that has been done and asked him to comply with the Historic District.) Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
4. **Pat & Tom Nally** – Alterations (windows, siding & doors) at 19 Meadowspring Drive, South Dennis (M203-33). Walter Warren was present for the application. No abutters were present. Commissioner Ciambriello asked about samples for the siding – it was noted that the sample board was at the Historic office and would be put in the files. All the committee members were in agreement with the proposed alterations. Frank Ciambriello motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**
5. **Kathleen Hegarty** – Alterations (doors, siding, window, trim, re-roof & rebuild front porch to match side porch) at 74 Elizabeth Lane, South Dennis (M198-56). Walter Warren was present for the application. No abutters were present. Commissioner Ciambriello asked the applicant to provide elevation drawings of the front of the house showing how the front steps will look when completed. Frank Ciambriello motioned to accept the application as presented with the front elevation drawings submitted to the Historic Office within 3 weeks of this meeting seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**
6. **John & Patricia O'Brien** – Alterations (window changes) 841 Route 6A, Dennis (M352-15). Commissioner Crowell wasn't sure if the "three's" grill pattern was appropriate, he thought the house probably should have 6 over 6 windows. Commissioner Ciambriello asked that the applicant supply an elevation drawing (of the west side) showing the proposed window change. Frank Ciambriello motioned to accept the application as presented with an elevation drawing submitted to the Historic office seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**
7. **Tom & Dianne Pakula** – Alterations (skylight on rear of house) at 21 Danvers Lane, East Dennis (M318-36). Commissioner Bohlin felt the skylight would be visible from Gold Finch Lane and does not feel it is appropriate. Josh Crowell motioned to accept the application as presented seconded by Frank Ciambriello. **APPLICATION APPROVED; VOTE 3-2** (Lomenzo and Bohlin against.)

- Continued applications, exemptions and other business:

2. **Jon Moulding** – Relocation of existing fence at 126 Greenland Circle, East Dennis (M317-6). Mr. Moulding has requested another continuation of his application. He and his abutting neighbors have not been able to come to an agreement regarding the fence issues. It was also noted that Mr. Moulding has also mentioned the possibility of withdrawing his application, allowing the trees to grow in, and then revisit his request to move the fence. Chairman Lomenzo did not feel it would be appropriate for him to withdraw the application because of the violation(s) that have occurred. Bill Bohlin motioned to deny Mr. Mouldings request to continue his application seconded by Robert Waldo. Before the committee voted, Chairman Lomenzo noted that the committee has never denied an applicants request to continue and felt the committee may be setting a dangerous precedent. The committee further discussed the issues regarding

the fence and abutters. Bill Bohlin withdrew his previous motion and Robert Waldo withdrew his second to that motion. Bill Bohlin motioned to allow the applicant to continue his application until February 10, 2010 and only until February 10, 2010 seconded by Josh Crowell. **APPLICATION CONTINUED; VOTE 5-0.**

- **Informal Meeting:** Ken Sadler for Anita Mann, 100 Nobscussett Road, Dennis. Mr. Sadler presented the committee with new design plans for Mrs. Mann's property at 100 Nobscussett Road. Previously, Mrs. Mann was looking to demolish a portion of the building for a new addition. She has since decided to re-build that portion of the building and continue with her addition. The committee was very pleased and receptive to the new plans. Chairman Lomenzo reminded Mr. Sadler and Mrs. Mann that the application would have to be submitted to the Historic Office and be presented during a regular meeting to allow abutters to see the plans as well.
- Gary Barber motioned to adjourn the meeting at 9:41 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary