



## 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: 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 be built on the property.
  - Bill Bohlin motioned to adjourn the meeting at 9:04 PM seconded by Josh Crowell. **MEETING ADJOURNED; VOTE 5-0.**

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Peter Lomenzo, Chairman

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LeeAnn Marcotte, Secretary