



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 and 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