



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, 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