



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: 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