



**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:** 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 Chairman Lomenzo recommended allowing this application to be withdrawn without prejudice until all parties are available.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 Bill Bohlin motioned to allow the application to be withdrawn without prejudice and to allow the owners of the right of way to re-apply without a fee seconded by Gary Barber. **APPLICATION WITHDRAWN; VOTE 5-0.** John Holbrook (agent for the owners of the right of way arrived after the committee voted.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.**

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Peter Lomenzo, Chairman

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LeeAnn Marcotte, Secretary