



Old King's Highway Regional Historic District Committee

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Town of Dennis

MINUTES OF THE OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

Date: July 27, 2011

Present: Chairman Peter Lomenzo, Commissioners Frank Ciambriello, Josh Crowell, Bill Bohlin, Gary Barber, and Robert Waldo.

Absent:

Convened: 6:00 P.M.

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, July 27, 2011 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

- Minutes of July 13, 2011: Commissioner Bohlin asked to have the names of those who voted against item #9 added to the minutes; Lomenzo and Bohlin against. Bill Bohlin motioned to accept the minutes as amended seconded by Josh Crowell. **MINUTES APPROVED; VOTE 5-0.**

Continued Meeting:

1. Russ Cox – Addition (add deck to front & rear of house) at 11 Olivia Walker Way, South Dennis (M183-38). There was no one present to represent the application. The committee discussed their options for the application. Frank Ciambriello motioned to deny the application for lack of representation seconded by Bill Bohlin. **APPLICATION DENIED; VOTE 5-0.**

2. Richard Welch/New Welch Realty Trust – Single Family Home at 9 Mark Way, Dennis (M383-3). Robin Wilcox was present for the application. No abutters were present. (Commissioner Waldo stepped out.) Mr. Wilcox reminded the committee that this house was previously approved by this board and has been involved in litigation and proposed ending the litigation with the town and Mr. Ewing (266 Nobscussett Road) by this compromise of moving the structure, but it is the exact same structure as previous. Commissioner Barber asked if the front of the house faces south. (Mr. Wilcox stated yes.) Commissioner Bohlin asked if the plans are the same as reviewed at the previous meeting. Mr. Wilcox stated the plans were the same, just the ballustrates were drawn in. Commissioner Bohlin chose to withhold comment. Commissioners Crowell and Ciambriello felt the application meets the concerns of the Act. Chairman Lomenzo feels the house is too big, too tall and too close to the side street (Mark Way), he feels it should be moved closer to the bay, the lot should not be graded any further. He also thought the mass and size is too much for the setting. Mr. Wilcox stated the house to the left (Ewing's) is about 30' to the ridge line. For comparison, he stated the Ewing house is 2801 sq. ft., the Ward house is 3389.5 sq. ft. and the proposed house is 2441.44 sq. ft and covers less than 9% of the lot. Commissioner Ciambriello disagreed with Chairman Lomenzo – other houses in the area are quite large. Commissioner Bohlin also feels the house is too close to the road and is too big for the setting. Chairman Lomenzo asked about moving the house. Mr. Wilcox stated that litigation between Mr. Ewing and the Town of Dennis determined the location of the proposed house and both of those parties have agreed to. The proposed house cannot be backed up because Mr. Ewing stated it would disrupt his view so Mr. Welch could not move the house past the back line of Mr. Ewing's house. Mr. Wilcox also stated that this house conforms to setbacks when the lot was created. Chairman Lomenzo asked what the lot would look like when the house is built – will the lot will be clear cut? Mr. Wilcox explained what vegetation would be cleared. Commissioner Barber suggested making a stipulation that nothing off the property could be cleared. Commissioner Ciambriello noted he only saw brush; no large trees. Commissioner Bohlin asked if the stockade fence would be visible. Mr. Wilcox said it would be visible

from Hiram Pond Road & Mark Way. There is 110' of 6' tall fence proposed. Chairman Lomenzo suggested that a vegetative buffer be left as is; there should not be any changes to Mark Way and the stockade fence be eliminated. Mr. Wilcox did mention there is a temporary silt fence along the rear property and could run it along Mark Way and it would serve as a work limit area. Gary Barber motioned to accept the application as presented with the removal of the 6' stockade fence and no vegetation along Mark Way to be removed seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo & Bohlin against.)** Waldo returned to meeting.

Regular Meeting:

1. David & Patricia McGrath – Alterations (retaining wall) at 67 Indian Field Drive, East Dennis (M341-38). A completed Certificate of Appropriateness was received on June 28, 2011. The documents are available for review in the Building Department. David & Patricia McGrath and William Jussila were present for the application. Mrs. McGrath explained that a driveway was cut in and stones were added to dress up the driveway and to help keep the dirt from washing down. Diane Siddell of 7 Greenland Circle read a letter from her husband who was out of town. She stated he was against having the boat stored there and requested the committee vote to have the wall taken down and restored. She also stated her own feelings regarding the wall. John Leogrande of 38 Greenland Circle stated the McGrath's property is well kept and the retaining wall and driveway looks natural and they did a good job. Commissioner Bohlin thought the wall looked nice but wondered if there may have been a better place to build it. Commissioner Crowell agreed, but also stated the Act does not have a provision for boats. Commissioner Ciambriello acknowledged the wall was done without approval of the committee, but the boat is not the committee's issue. Commissioner Waldo didn't feel the wall is historic. Commissioner Barber feels the driveway is acceptable and what is parked in the driveway is not the committee's concern. Chairman Lomenzo thought the wall was acceptable. Commissioner Bohlin asked the chairman if the committee could require/request that the boat to be moved; Chairman Lomenzo stated no. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 3-2-1 (Bohlin & Lomenzo against/Waldo abstained).**

2. Thomas & Sara Caulfield – Alterations (alter front elevation/add covered entry; alter existing deck/add a screen porch & deck/add to existing deck) at 51 Lunette Lane, Dennis (M365-42). A completed Certificate of Appropriateness was received on June 29, 2011. The documents are available for review in the Building Department. Harold Capone & Tom Caulfield were present for the application. No abutters were present. Commissioner Ciambriello felt the farmers porch was kind of plain and suggested adding some kind of decoration or railing. Chairman Lomenzo stated he also would like to dress up the farmers porch. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 3-2 (Lomenzo & Ciambriello against.)**

3. Dennis M. DeSiata – Alterations (vinyl siding & trim, aluminum gutters) at 250 Nobscussett Road, Dennis (M367-69). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Dennis DeSiata was present for the application. No abutters were present. Mr. DeSiata presented the committee with a list of his abutters who supported his proposed alterations. All the committee members were in agreement with the proposed alterations. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

4. Beverly D'Ortenzio – Alterations (vinyl siding & trim, aluminum gutters) at 241 Nobscussett Road, Dennis (M367-75). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Beverly D'Ortenzio 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 Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

5. Peter & Deborah Piantedosi – Alterations (change existing screen room to kitchen) at 187 New Boston Road, Dennis (M302-70). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Jean Bowden of Capizzi's was present for the application. No abutters were present. All the committee members were in

agreement with the application. Frank Ciambriello motioned to accept the application as presented seconded by Gary Barber. **APPLICATION APPROVED; VOTE 5-0.**

6. Robert & Helen Pride – Addition at 22 Mariner Road, Dennis (M355-31). A completed Certificate of Appropriateness was received on July 1, 2011. The documents are available for review in the Building Department. Robert Pride was present for the application. No abutters were present. Commissioner Bohlin felt the plans were hard to read. Commissioner Ciambriello felt the plans were not acceptable. Commissioners Waldo & Barber felt the project meets the concerns of the Act, but felt the plans were difficult to read. Commissioner Bohlin felt the applicant needed to submit clearer drawings. Chairman Lomenzo agreed and made a few suggestions concerning the seven foot wall that does not have a window. It was suggested that Mr. Pride add a trellis or a decorative motif with the shingles. Frank Ciambriello motioned to continue the application until August 10, 2011 seconded by Josh Crowell. **APPLICATION CONTINUED; VOTE 5-0.**

7. Robert & Jean Sheridan – Demolition of a single family home at 31 Stony Way, East Dennis (M410-31). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Attorney James Julian and Gordon Clark were present for the application. Attorney Julian submitted a list of neighbors who support the application. Randolph Kazazian of 37 Stony Way was present to voice his support. All the committee members were in agreement with the proposed demolition. Josh Crowell motioned to accept the application as presented seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

8. Robert & Jean Sheridan – Single family home at 31 Stony Way, East Dennis (M410-31). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Attorney James Julian and Gordon Clark were present for the application. Attorney Julian submitted a list of neighbors who support the application. Randolph Kazazian of 37 Stony Way was present to voice his support. All the committee members felt the front entry did not fit with the rest of the house. Commissioner Bohlin also asked about the animal screen on the chimney. Mr. Clark felt the door could be “squared” off with a transom over it and eliminate the concrete wash on the chimney. Commissioner Ciambriello also suggested an “A” frame gable with round or square pillars. Frank Ciambriello motioned to accept the application with entry overhang change and eliminating concrete wash on the chimney seconded by Bill Bohlin. **APPLICATION APPROVED; VOTE 5-0.**

9. Danny Buduo – Single family home at 101 Howes Path, Dennis (M283-38). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Mark McDowell 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.**

10. Douglas Burton – Alterations (replace 2 gable windows & trim; reside/azek trim; replace kitchen window) at 45 Dr. Lords Road, East Dennis (M404-5). A completed Certificate of Appropriateness was received on July 5, 2011. The documents are available for review in the Building Department. Jeff Nelson 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 Frank Ciambriello. **APPLICATION APPROVED; VOTE 5-0.**

11. Andrea Foster – Demolition of family room at 22 Old Sailors Way, South Dennis (M160-112). A completed Certificate of Appropriateness was received on July 6, 2011. The documents are available for review in the Building Department. Andrea Foster was present for the application. Ms. Foster explained that this is an “after the fact” demolition. Tom Thomas of 29 Hawthorne Street was present as an abutter. He has no objection to the demolition, but is bothered that the deck is so close to the property lines and the building continues. All the committee members were in agreement with the proposed demolition. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

12. Wilcox Family Trust – Sign at 203 Setucket Road, South Dennis (M229-30). A completed Certificate of Appropriateness was received on July 7, 2011. The documents are available for review in the Building Department. Robin Wilcox was present for the application. No abutters were present. Mr. Wilcox reminded the committee that he had applied for the fence previously, but was referred to zoning. The sign now was decreased to 2 square feet and he changed the colors from white with cranberry lettering. All the committee members were in agreement with the proposed sign. Bill Bohlin motioned to accept the application as presented seconded by Josh Crowell. **APPLICATION APPROVED; VOTE 5-0.**

- Informal Meeting: Rick Fenuccio for Cape Cod Co-operative Bank

Peter Lomenzo, Chairman

LeeAnn Marcotte, Secretary