



DENNIS TOWN CLERK
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Town of Dennis
Old King's Highway Regional Historic District Committee
Town of Dennis, 685 Route 134, South Dennis, Massachusetts 02660
508-760-6127(fax) 508-694-2019

MINUTES OF THE
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

DATE: Wednesday, January 10, 2024
PRESENT: Bill Bohlin, Kim Holl, Nate Salley, Justine Coppenrath, James Pazakis
ABSENT: None
STAFF: John Mushinsky
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, 685 Rt. 134, South Dennis, Stone Hearing Room, Lower Level, on **Wednesday, January 10, 2023 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Approval of Minutes:

- 12.13.23

Continued:

- A. Martha Teeter – Solar at 60 Harbor Rd, ED (M420-1) APP # OKH-023458-2023
 - a. Solar representative and home owner on zoom. Objections are raised by the board saying the reflection of the PV panel are clearly visible since the roof does not match and the roof needs to be black. Home owner came on stating roof does not need replacing however is not opposed to painting.
 - b. Continued

- B. John Casale – New awning window and replacement windows, kitchen and mud room renovation 149 Forest Pines Dr., ED (M359-18) APP # OKH-023676-2023
 - a. Building permit was approved without OKH approval.
 - b. Meeting to approval VOTE: 4-0-1, Ms. Coppenrath recused herself from the vote

New Agenda:

1. Ryan Campbell – 10'x14' Bumpout at 123 Bay Ridge Dr SD (M196-3) APP # OKH-023945-2023
 - a. Mr. Pazakis declared that he knew the presenter but that would not influence his vote
 - b. Approval VOTE: 5-0-0
2. Asim Hafeez – Solar at 154 Forest Hills Dr ED (M360-70) APP # OKH-023949-2023
 - a. Approval VOTE: 5-0-0
3. Bruce Junior – Solar at 2 Charles St SD (M184-30) APP # OKH-023960-2023
 - a. Approval VOTE: 5-0-0
4. Asim Hafeez – Solar at 84 Kingsway Cir SD (M199-43) APP # OKH-023970-2023
 - a. Approval VOTE: 5-0-0
5. Lenny Fontes – Replace 2 windows and Picture window at 81 Signal Hill Dr DE (M307-17) APP # OKH-023972-2023
 - a. Approval VOTE: 5-0-0
6. Andrew Bass – Replace 9 windows and Patio Door at 17 Wager Lane SD (M229-6) APP # OKH-023971-2023
 - a. Approval VOTE: 5-0-0
7. Andrew Bass – Replace 9 windows at 17 Bay Ridge Rd SD (M196-70) APP # OKH-023976-2023
 - a. Approval VOTE: 5-0-0
8. Greg Mazares – replace 6 windows at 15 Apple Lane DE (M281-57) APP # OKH-023975-2023
 - a. Approval VOTE: 5-0-0
9. Michael Desrosiers – Fencing at 35 Graces Way SD (M197-58) APP # OKH-023991-2023
 - a. Michael Desrosiers is a new home owner requesting fencing at the back of his house for his dogs. Mr. Pazakis moved to approve with the fence being a total of 4 panels from the rear corner, being 6ft, with the 5th panel being the transition piece to 4ft with a newly drawn plot plan showing this for the file makes a motion to put in a new plot plan detailing the proposed changes to the fencing changing from 6' to 4' at the corner of the house.
 - b. Approval VOTE: 5-0-0
10. Robert Cicchetti – Garage at 5 Quail Hollow Rd ED (293-10) APP # OKH-024005-2023
 - a. Abutter stating roof water drainage of runoff into his property is a concern, plan will include drywell for downspouts. Board members are concerned regarding the size of the garage door / garage. Concerned with building looking like a commercial building.

- b. Mr. Pazakis made the motion to approve the application with a change of the door to be 10ft instead of 12ft with some barn door handle accents. Approval VOTE: 5-0-0
- 11. Laura Vigers – Windows at 102 Kings Row Dr ED (M337-39) APP # OKH- 024058-2023
 - a. Approval VOTE: 5-0-0
- 12. Brandon Connolly – Demo of house at 4 Wades Way DE (M344-160) APP # OKH-024074-2023
 - a. Approval VOTE: 5-0-0
- 13. Brandon Connolly – NSF at 4 Wades Way DE (M344-160) APP # OKH-024075-2023
 - a. Thomas Moore representing - Board discussion –. Mr. Bohlin raised issue with potential change will change the character of the neighborhood--Mr-Pazakis thinks this is a great compromise based on what has been previously presented in the past. Ms. Holl Moved, Mr. Pazakis second.
 - b. Approval VOTE: 4-1-0 Bill voted against.
- 14. Lisa Haines – Demo of existing house at 220 Nobscussett Rd DE (M367-21) APP # OKH-024078-2023
 - a. Approval VOTE: 5-0-0
- 15. Lisa Haines – NSF at 220 Nobscussett Rd DE (M367-21) APP # OKH-024079-2023
 - a. Thomas Moore representing home owner.
 - b. Objection of Cupola is downlit of lighting. Cupola to be ambiently lit.
 - c. Approval VOTE: 5-0-0
- 16. Roger Marticke – Demo of garage at 78 South St ED (M398-23) APP # OKH-024076-2023
 - a. Thomas Moore representing home owner.
 - b. Approval VOTE: 5-0-0
- 17. Roger Marticke - Addition to the Existing Single Family Dwelling at 78 South St ED (M398-23) APP # OKH-024077-2023
 - a. Thomas Moore representing home owner.
 - b. Kathine, neighbor, raised a question about the pool. Pool will be tabled since it is only proposed and not included (future)
 - c. Approval VOTE: 5-0-0
- 18. Patrick Foran - Replace existing Barn Retail with new barn at 543 Route 6A, DE (M306-2) APP #OKH-024086-2023
 - a. Patrick Foran
 - b. Ms. Holl recused herself.
 - c. Approval VOTE: 4-0-1 – One abstain.
- 19. Todd Baldyga - Alteration to Existing Garage Roof at 64 Wild Hunter Rd DE (347-27) APP # OKH-024114-2023
 - a. Thomas Moore presenting for home owner.
 - b. Approval VOTE: 5-0-0
- 20. Paula Colena - Additions/alteration to the existing single family dwelling at 1 Clearview Dr ED (M358-52) APP # OKH-024116-2023

- a. Thomas Moore presenting for home owner.
- b. Care to Speak – None
- c. Approval VOTE: 5-0-0

Chairperson:



Date: 1-25-24