



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

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MINUTES OF THE  
OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT

**DATE:** Wednesday, January 14, 2026  
**PRESENT:** Bill Bohlin, Kim Holl, James Pazakis, Nate Salley, Eric Oman  
**ABSENT:** Justine Coppenrath  
**STAFF:** Rebecca Renaud  
**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 14, 2026 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Continued Applications:

1. TOWN OF DENNIS, CEMETARY FEATURES, HIST-25-759 (815 ROUTE 134, SOUTH DENNIS, MA 02660)
  - a. Presenter: Tom OConnor, Deputy DPW Director; Becky Smith, Coordinator in person; Dave Crispin, BSC Group via zoom
  - b. Discussion: None from audience or online. Committee questioned fencing but there is none, only the proposed gate.
  - c. Motion: Approve as presented by Mr. Oman, seconded by Mr. Pazakis.
  - d. VOTE: Approved 5-0-0
2. SAPIR, DEVIN BEN ET UX, ADU, HIST-25-776 (57 BLACK HILL ROAD, DENNIS MA 02638)
  - a. Presenter: Devin Sapir in person
  - b. Discussion: None from audience or online. Mr. Oman stated the ADU matches the existing house.
  - c. Motion: Approve as presented by Mr. Oman, seconded by MS Holl
  - d. VOTE: Approved 5-0-0
3. MARTIN, STEVEN D TRUSTEE, SOLAR, HIST-25-813 (3 HIPPOGRIFFE ROAD, DENNIS MA 02638)
  - a. Presenter: None
  - b. Discussion: None from audience or online. Committee discussed that application still needed to be redesigned and continuation until next meeting would be ideal. Mr. Oman originally made a motion to deny application for two

missed committee meetings but Mr. Pazakis informed the committee that the applicant had only missed one meeting. Mr. Oman made a new motion for continuation.

- c. Motion: Continue to January 28, 2026 meeting by Mr. Oman, seconded by Mr. Pazakis.
- d. VOTE: Approved 5-0-0

#### Approval of Minutes:

- December 10, 2025 – Minutes are to be emailed to the Committee prior to the meetings to give members more time to read over the information. December 10, 2025 minutes will be voted on next meeting.
  - Motion: Move to January 28, 2026 meeting by Mr. Pazakis, seconded by Mr. Salley.
  - VOTE: Approved 5-0-0

#### New Agenda:

1. COSGROVE, MICHAEL TRUSTEE, ADDITION, HIST-25-818 (3 EAST BAY VIEW ROAD DENNIS, MA 02638)
  - a. Presenter: Michael and Kathy Cosgrove, owners, in person
  - b. Discussion: Neighbor John Diaz on zoom has concerns about encroachment of landscape on to John's property. John had no issues with the proposed addition. Committee Chairman informed the encroachment would need to be presented to zoning.
  - c. Motion: Approve as presented by Mr. Oman, seconded by Mr. Salley.
  - d. VOTE: Approved 5-0-0
2. PIANTEDOSI, LEWIS R, ALTERATIONS, HIST-25-823 (87 SHORE DRIVE DENNIS, MA 02638)
  - a. Presenter: Lewis Piantedosi, Owner in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms. Holl, seconded by Mr. Pazakis
  - d. VOTE: Approved 5-0-0
3. FINKHAVEN LLC, ALTERATIONS, HIST-25-820 (319 SESUIT NECK ROAD EAST DENNIS, MA 02641)
  - a. Presenter: Sidney Capen, representative via zoom
  - b. Discussion: None from audience or online. The main change in the alterations is the bay window, which will be flat.
  - c. Motion: Approve as presented by Mr. Pazakis, seconded by Ms. Holl
  - d. VOTE: Approved 5-0-0
4. MACDONALD, BRIAN, ADDITION, HIST-25-816 (4 MCCLELLAN WAY EAST DENNIS, MA 02641)
  - a. Presenter: Walter Brennan, Contractor; Mick Gethin previous owner. Both in person
  - b. Discussion: None from audience or online. Committee noticed application states 5 windows but the displayed plans only have 4. Committee requests

- Historic Secretary check for updated plans in permit system. This was check on 1/15/26. Plans had been updated on building permit not historic on 1/14/26.
- c. Motion: Approve pending confirmation of updated plans by Mr. Pazakis, seconded by Mr. Oman
  - d. VOTE: Approved 5-0-0
5. VISTICA, GREGORY L, ADDITION AND DORMERS, HIST-25-828 (964 ROUTE 64, DENNIS MA 02638)
- a. Presenter: Alison Leslie, A3 Architects, in person
  - b. Discussion: None from audience or online. Chairman informed Committee members that solar panels on the plans cannot be considered because they were not on the application. Committee questioned metal roof. Alison explained that metal would be needed because of pitch of roof. Committee agrees the rest of the plans look appropriate. 1.15.26 updated plans were submitted.
  - c. Motion: Approve as presented pending updated plans without solar panels by Mr. Pazakis, seconded by Mr. Salley. Chairman Bohlin opposed because of the metal roof.
  - d. VOTE: Approved 4-1-0
6. DUNN, FRED R, DECK AND STAIRS, HIST-25-831 (11 VINLAND DRIVE SOUTH DENNIS, MA 02660)
- a. Presenter: Sean Henry, representative in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms. Holl, seconded by Mr. Pazakis
  - d. VOTE: Approved 5-0-0
7. SMITH, MATTHEW, FENCE, HIST-25-799 (15 CONSTANCE ANN WAY SOUTH DENNIS, MA 02660)
- a. Presenter: Matthew Smith and Billiann Kelly, owners, in person
  - b. Discussion: None from audience or online. Committee questioned fence size and locations. 4 feet would be on sides of house with 6 feet at the back.
  - c. Motion: Approve as presented by Mr. Pazakis, seconded by Ms. Holl
  - d. VOTE: Approved 5-0-0
8. COHOLAN, CATHY, ALTERATIONS, HIST-25-826 (10 ALEXANDER DRIVE SOUTH DENNIS, MA 02660)
- a. Presenter: Stephen from Sand Dollar Customs in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms. Holl, seconded by Mr. Pazakis
  - d. VOTE: Approved 5-0-0
9. WALSH, EDWARD, ALTERATIONS, HIST-25-837 (13 HIPPOGRIFFE ROAD DENNIS, MA 02638)
- a. Presenter: Tom Moore, representative, in person
  - b. Discussion: None from audience or online. Tom informed the Committee that the homeowners were hoping to place a new door in the back of house. This was not seen on the plans presented at the meeting. Updated plans had been uploaded into the system on 1/14/26.

- c. Motion: Approve as presented pending confirmation of updated plans by Mr. Pazakis, seconded by Mr. Salley
  - d. VOTE: Approved 5-0-0
10. LJK REALTY, LLC, ADDITION/RENOVATIONS, HIST-25-836 (667 ROUTE 6A DENNIS, MA 02638)
- a. Presenter: Tom Moore, representative, in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms. Holl, seconded by Mr. Pazakis
  - d. VOTE: Approved 5-0-0
11. PEREIRA, RICHARD J TRUSTEE, SOLAR, HIST-25-838 (9 FIELDSTONE DRIVE DENNIS, MA 02638)
- a. Presenter: Stephen Kelly, SunRun in person
  - b. Discussion: None from audience or online. Committee cited the color of the roof, front of the house, not in an exempt area, not uniformed formation, and battery light as issues with the proposed work. Solar panels are already on the back of the house and unable to have panels moved to the back of house. Redesign, roof color change, and cut sheet for battery was asked for.
  - c. Motion: Continue to January 28, 2026 meeting by Mr. Pazakis seconded by Mr. Oman
  - d. VOTE: Approved 5-0-0
12. WISE, JANET, SOLAR, HIST-25-850 (50 BLACK BALL HILL ROAD DENNIS, MA 02638)
- a. Presenter: Janet Wise, owner; Representative from Trinity Solar Company, in person
  - b. Discussion: None from audience or online. Janet Wise spoke about her frustrations with Trinity's representative's presentation in past committee meeting and being denied. Solar panels are proposed for the front of the house. Janet Wise stated her house now has a dark roof to meet the required criteria. Janet believes her home is not on a public way but private. Committee Chairman explained that because the town maintains the road it is not considered private. Janet pointed out Governor Healey 2024 climate law and stated its purpose to make getting solar in historic districts easier. Chairman explained that appeals would need to be heard by regional committee. Committee discussed that these panels would be very visible from Black Ball Hill Road. Chairman explained that the district has guidelines for both scenic vs non scenic roads. Mr. Pazakis explained that Governor Healey's law helped the committee approve more solar applications because of new criteria. Janet Wise asked about appealing the decision and Committee Chairman explained the process.
  - c. Motion: Deny the application as presented by Mr. Salley, seconded by Ms. Holl. Mr. Pazakis opposed the motion
  - d. VOTE: Approved 4-1-0
  - e. Chairman Bohlin stated for the record, "We are considering Governor Healey's request that we give more credence to any solar applications, which in my mind, we do so."

13. GOLDSMITH, LISA, ADDITION, HIST-25-840 (30 OLIVIA WALKER WAY SOUTH DENNIS, MA 02660)
  - a. Presenter: Morel Orta, representative, via zoom
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Mr. Pazakis, seconded by Mr. Oman
  - d. VOTE: Approved 5-0-0
14. ROSSI, JOSEPH D, SOLAR, HIST-25-845 (32 SYCAMORE LANE SOUTH DENNIS, MA 02660)
  - a. Presenter: None- representative came late due to technical issues
  - b. Discussion: None from audience or online. Committee discussed it was in exempt district and the need for more information on the application such as panel placement and roof color.
  - c. Motion: Continue to January 28, 2026 meeting by Mr. Pazakis, seconded by Mr. Salley
  - d. VOTE: Approved 5-0-0
15. JOHNSON, PHILIP, ALTERATIONS, HIST-25-388 (11 MOONCUSSEY LANE EAST DENNIS, MA 02641)
  - a. Presenter: None
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Mr. Oman, seconded by Mr. Salley
  - d. VOTE: Approved 5-0-0
16. FLANAGAN, MARK J ET UX, 12 x 16 SHED, HIST-25-848 (33 PILGRIM ROAD, DENNIS MA 02638)
  - a. Presenter: Gary representing owners in person
  - b. Discussion: None from audience or online. Mr. Oman explained that the application had original came in as an exemption but the siding was stated as being T1-11. Committee asked for white cedar shingles instead.
  - c. Motion: Approve with the following conditions, using white cedar shingles on all sides by Ms. Holl, seconded Mr. Pazakis
  - d. VOTE: Approved 5-0-0
17. DENNIS CONSERVATION LAND TRUST, SOLAR, HIST-25-852 (107 SESUIT NECK ROAD EAST DENNIS, MA 02641)
  - a. Presenter: David Fryxell, Executive Director of Dennis Conservation Land Trust and Graham from Cotuit Solar in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms. Holl, seconded by Mr. Pazakis
  - d. VOTE: Approved 5-0-0
18. TESA, TODD, ALTERATIONS, HIST-25-853 (4 VIKING DRIVE SOUTH DENNIS, MA 02660)
  - a. Presenter: Erik Tolley representing home owners, via phone
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Mr. Pazakis, seconded by Mr. Oman
  - d. VOTE: Approved 5-0-0
19. MANOLI, FRANK TRUST, ADDITION, HIST-25-854 (48 BARQUE CIRCLE SOUTH DENNIS, MA 02660)
  - a. Presenter: Erik Tolley representing home owners, via phone

- b. Discussion: None from audience or online.
- c. Motion: Approve as presented by Mr. Oman, seconded by Mr. Pazakis
- d. VOTE: Approved 5-0-0

20. DAVID W MILLER REV TRUST, PAULA MILLER TRUSTEE, FENCE, HIST-25-855 (50/52 SALT WORKS ROAD EAST DENNIS, MA 02641)

- a. Presenter: Paula Miller via zoom
- b. Discussion: None from audience or online. Committee questioned the wood fence's appropriateness and requests only using the wire/mesh fence. Paula Miller stated the picture of the wood fence was not the look but the material only. Paula Miller asked to change to four foot mesh fence only.
- c. Motion: Approve with the condition that the application is for a four foot mesh fence surrounding pool as drawn on the submittal by Mr. Pazakis, seconded by, Mr. Salley
- d. VOTE: Approved 5-0-0

Motion to adjourn Mr. Pazakis, seconded by Ms. Holl at 7:16 PM.



Chairman: \_\_\_\_\_

Date \_\_\_\_\_

1.29.26