



AT

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 28, 2026
PRESENT: Bill Bohlin, Justine Coppentrath, Kim Holl, James Pazakis, Eric Oman
ABSENT: Nate Salley
STAFF: Becky 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 28, 2026 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Continued Applications:

1. MARTIN, STEVEN D TRUSTEE – SOLAR – HIST-25-813 (3 HIPPOGRIFFE ROAD, DENNIS, 02638)
 - a. Presenter: None in person or online,
 - b. Discussion: Keith Mackenzie on zoom for another project at the same address discussed how the solar panel layout would not work with the sunroom addition being proposed later in the meeting.
 - c. Motion: Denied as presented for lack of attendance by Mr Pazakis, seconded by Mr Oman
 - d. VOTE: Motion Approved 5-0-0
2. PEREIRA, RICHARD J TRUSTEE – SOLAR – HIST-25-838 (9 FIELDSTONE DRIVE, DENNIS, 02638)
 - a. Presenter: Steve Kelly from SunRun asked the committee to continue the application to the February 11 meeting.
 - b. Discussion: None as the item will be continued.
 - c. Motion: Continue to the February 11 meeting by Mr Pazakis, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0
- ~~3. ROSSI, JOSHEPH D – SOLAR – HIST-25-845 (32 SYCAMORE LANE, SOUTH DENNIS, 02660)~~
 - a. This application was withdrawn

Approval of Minutes:

- December 10, 2025
 - Motion: Approve as presented by Mr Oman, seconded by Mr Pazakis.
 - VOTE: Motion Approved 3-0-2 Ms Holl and Ms Coppenrath abstained
- January 14, 2026
 - Motion: Approve as presented by Mr Pazakis, seconded by Mr Oman.
 - VOTE: Motion Approved 4-0-1 Ms Coppenrath abstained

New Agenda:

1. MARONEY, JOHN III – ADDITION – HIST-25-857 (25 HILLSIDE DRIVE, EAST DENNIS, 02641)
 - a. Presenter: Josh with Philbrook Construction via zoom
 - b. Discussion: None from audience or online. Committee questioned roof as the application had two styles. The metal roof in question is for an overhang at the side of the house.
 - c. Motion: Approve as presented by Mr Oman, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0
2. ROBARONI, LLC – SIGN – HIST-25-738 (305 HOKUM ROCK ROAD, EAST DENNIS, 02641)
 - a. Presenter: Lynn Mason-Small, business owner, via zoom
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Holl, seconded by Ms Coppenrath,
 - d. VOTE: Motion Approved 5-0-0
3. BROWN, ROBERT JAMES TRUSTEE – SOLAR – HIST-25-860 (23 BARQUE CIRCLE, EAST DENNIS, 02641)
 - a. Presenter: Steven Kelly from SunRun, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Holl, seconded by Mr Pazakis
 - d. VOTE: Motion Approved 5-0-0
4. DALEY PARTNERS INVESTMENTS LLC - ADDITION/RENOVATION – HIST-25-861 (3 HIPPOGRIFFE ROAD, DENNIS, 02638)
 - a. Presenter Keith Mackenzie via zoom
 - b. Discussion: None from audience or online. Committee questioned the lighting within the proposed cupola and asked for lighting to be raised so light bulb would not be seen. Skylights on the sunroom were discussed but no concerns were seen.
 - c. Motion: Approve with the following condition, the lighting in the cupola be raised so it is unseen by Ms Holl, seconded by Mr Pazakis
 - d. VOTE: Motion Approved 5-0-0
5. ARCADIA TRUST – NSF – HIST-25-871 (142 NEW BOSTON ROAD, EAST DENNIS, 02638)
 - a. Presenter: Thomas Moore from Moore Home Design company, in person
 - b. Discussion: None from audience or online. Chairman questioned the appropriateness of the pergola placement.
 - c. Motion: Approve as presented by Mr Oman, seconded by Mr Pazakis

- d. VOTE: Motion Approved 4-1-0 Chairman Bohlin opposed
6. FOLEY, L CHRISTOPHER ET UX – SOLAR – HIST-25-876 (28 SOUTH STREET, EAST DENNIS, 02641)
- a. Presenter: Graham from Cotuit Solar and Chris Foley, home owner, in person
 - b. Discussion: None from audience or online. Mr Foley presented hand out to the committee and discussed the history and renovations made to the home to lower carbon footprint. Mr Foley also discussed how the solar system would provide further lowering of carbon footprint.
Committee members point that this location is an extremely sensitive area in its historic nature. Panels would be visible from a scenic road though one side of the roof would be hidden. Higher efficiency and approving two thirds of the opposed roof sides was given as options. Both Graham and Mr Foley thought those were not feasible for this project. Mr Chairman asked that the record show the Committee took into consideration Governor Healey's request to approve as many solar applications as possible but in this case the visibility was too extreme.
 - c. Motion: Denied as presented by Ms Copenrath, seconded by Ms Holl
 - d. VOTE: Motion Approved 4-0-1 Mr Pazakis abstained
7. CERRUTI, TODD AND AMY – ADDITION – HIST-25-879 (51 WILD HUNTER ROAD, DEENNIS, 02638)
- a. Presenter: Todd Cerruti, home owner in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Mr Pazakis, seconded Mr Oman
 - d. VOTE: Motion Approved 5-0-0
8. MARHAFER LIVING TRUST – SIDING – HIST-25-881 (264 SCARGO HILL ROAD, EAST DENNIS, 02641)
- a. Presenter: Owner in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Copenrath, seconded by Mr Oman
 - d. VOTE: Motion Approved 5-0-0
9. AMERCO REAL ESTATE COMPANY – RENOVATIONS – HIST-25-894 (348 HOKUM ROCK ROAD, EAST DENNIS, 02641)
- a. Presenter: Matt Kasza in person
 - b. Discussion: None from audience or online. Committee questioned the need to have proposed elevation plans.
 - c. Motion: Approve as presented by Ms Copenrath, seconded by Ms Holl
 - d. VOTE: Motion Approved 4-0-1 Mr Oman abstained
10. SHPILNER, MURIEL – NSF – HIST-25-882 (20 COLES POND ROAD, EAST DENNIS, 02641)
- a. Presenter: Erik Tolley in person
 - b. Discussion: None from audience or online. Committee had confusion on the location (road vs drive) of the property but quickly was directed to the correct area. Members questioned the minimalistic look of the new structure, requesting black shutters be added to the front triple window, two singles windows to the right of the gable and far left window. The door will also be painted black to match.

- c. Motion: Approve with the condition that black shutters be added to the front triple window, two singles windows to the right of the gable and far left window to match the door by Ms Coppenrath, seconded by Mr Pazakis
 - d. VOTE: Motion Approved 5-0-0
11. CALLAN, DIANE – ADDITION – HIST-25-883 (84 KING JAMES DRIVE, EAST DENNIS, 02641)
- a. Presenter: Lynda Bedard, Cape Cod Custom Build, in person
 - b. Discussion: None from audience or online. Lynda presented in plans to the Committee members but work was more than original advertised. With the extent of the changes to the submitted plans, Committee advised Lynda reapplying would be appropriate.
 - c. Motion: Withdrawn without prejudice by Mr Pazakis, seconded by Ms Coppenrath
 - d. VOTE: Motion Approved 5-0-0
12. HOUNDSTOOTH PORTFOLIO, LLC – SIGN (ON BUILDING) – HIST-25-884 (700 ROUTE 6A, UNIT U-C, DENNIS, 02638)
- a. Presenter: Rob Drum, owner, in person
 - b. Discussion: None from audience or online. Questions on sizing from Committee but was quickly corrected in the next few pages of displayed application material.
 - c. Motion: Approve as presented by Mr Pazakis, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0
13. HOUNDSTOOTH PORTFOLIO, LLC – SIGN (Standing) – HIST-25-885 (700 ROUTE 6A, UNIT U-C, DENNIS, 02638)
- a. Presenter: Rob Drum, owner, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Holl, seconded by Ms Coppenrath
 - d. VOTE: Motion Approved 5-0-0
14. VACA, RPDRIODO AND ALESSANDRA – RENOVATIONS – HIST-25-873 (154 FOREST HILLS DRIVE, EAST DENNIS, 02641)
- a. Presenter: Rod Vaca, owner and contractor, in person
 - b. Discussion: None from audience or online. Abutter Loretta Athanase in support of the application was read into record by Chairman Bohlin.
 - c. Motion: Approve as presented by Mr Pazakis, seconded by Mr Oman
 - d. VOTE: Motion Approved 5-0-0
15. FLETT, ALLEN B ET UX – RENOVATIONS – HIST-25-887 (58 MONUMENT VIEW ROAD, EAST DENNIS, 02641)
- a. Presenter: Kathy Demeyer, Encore Construction, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Coppenrath, seconded by Mr Pazakis
 - d. VOTE: Motion Approved 5-0-0
16. CASSIDY AVE REALTY – ADDITION – HIST-25-897 (6 CASSIDY AVENUE, SOUTH DENNIS, 02660)
- a. Presenter: Gregory Andrews, representing owner, in person
 - b. Discussion: None from audience or online.

- c. Motion: Approve as presented by Ms Coppenrath, seconded by Mr Pazakis
 - d. VOTE: Motion Approved 5-0-0
17. MORAN, DEBORAH J TRUSTEE – DEMOLITION – HIST-26-3 (47 JUDITH ANN ROAD, DENNIS, 02638)
- a. Presenter: Steve Cook, Cotuit Bay Design, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Ms Holl, seconded by Ms Coppenrath
 - d. VOTE: Motion Approved 5-0-0
18. MORAN, DEBORAH J TRUSTEE –NSF– HIST-26-4 (47 JUDITH ANN ROAD, DENNIS, 02638)
- a. Presenter: Steve Cook, Cotuit Bay Design, in person
 - b. Discussion: None from audience or online. Committee looked closely at site plans to see size of proposed structure.
 - c. Motion: Approve as presented by Ms Coppenrath, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0
19. AZZALINE, SANDRA M ET UX – DEMOLITION – HIST-26-5 (2 OLD FISH HOUSE ROAD, SOUTH DENNIS, 02660)
- a. Presenter: Steve Cook, Cotuit Bay Design, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Mr Pazakis, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0
20. AZZALINE, SANDRA M ET UX – ADDITION – HIST-26-6 (2 OLD FISH HOUSE ROAD, SOUTH DENNIS, 02660)
- a. Presenter: Steve Cook, Cotuit Bay Design, in person
 - b. Discussion: None from audience or online.
 - c. Motion: Approve as presented by Mr Oman, seconded by Ms Holl
 - d. VOTE: Motion Approved 5-0-0

Motion to adjourn: Mr Pazakis, seconded by Mr Oman at 7:27 PM.



Chairman: _____ Date 2.12.26