



**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, February 11, 2026  
**PRESENT:** Bill Bohlin, Justine Copenrath, Kim Holl, Nate Salley, Eric Oman  
**ABSENT:** James Pazakis  
**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, February 11, 2026 at 6:00 P.M.** on the following applications for a Certificate of Appropriateness:

Continued Applications:

1. PEREIRA, RICHARD J TRUSTEE, SOLAR, HIST-25-838 (9 FIELDSTONE DRIVE, DENNIS, 02638)
  - a. Presenter: None
  - b. Discussion: None from audience or online.
  - c. Motion: Denied for not appearing by Mr Salley, seconded by Ms Holl
  - d. VOTE: Motion Approved 5-0-0

Approval of Minutes:

- January 28, 2026
  - Motion: Approve as presented by Ms Holl, seconded Mr Oman.
  - VOTE: Motion Approved 4-0-1 – Mr Salley was absent for 01.28.26 meeting

New Agenda:

1. CHEVALIER, THOMAS M, RENOVATIONS, HIST-25-900 (53 CROWN GRANT DRIVE, DENNIS, 02638)
  - a. Presenter: Bill Swanson via Zoom
  - b. Discussion: None from audience or online. Questions of color of doors, which will be matte black with black hardware.
  - c. Motion: Approve as presented by Mr Oman, seconded by Ms Holl
  - d. VOTE: Motion Approved 5-0-0

2. DUNES VIEW LLC, RENOVATIONS, HIST-26-7 (19 DUNES VIEW ROAD, DENNIS, 02638)
  - a. Presenter: Michael Chase, owner of Dunes View LLC, via Zoom, Colin Smith, architect, via Zoom
  - b. Discussion: None from audience or online. Exterior work was deemed appropriate.
  - c. Motion: Approve as presented by Ms Holl, seconded by Ms Coppenrath
  - d. VOTE: Motion Approved 5-0-0
- ~~3. VACA, RODRIGO, CHIMNEY ALTERATIONS, HIST-26-8 (154 FOREST HILLS DRIVE, EAST DENNIS, 02641)~~
  - a. MOVED TO FEBRUARY 25, 2026 MEETING
4. MORSE, W BRADFORD ET UX, DECK RENOVATIONS, HIST-26-11 (275 SETUCKET ROAD, EAST DENNIS, 02641)
  - a. Presenter: Kevin Kieler, Chief Designer Brady Sunroom, via Zoom
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms Holl, seconded by Mr Salley
  - d. VOTE: Motion Approved 5-0-0
5. BARBIERI, RICHARD, NSF, HIST-25-875 (47 VIKING DRIVE, SOUTH DENNIS, 02660)
  - a. Presenter: Richard Barbieri in person
  - b. Discussion: Paul Johnson, neighbor, in person. Paul discussed concerns with clear cutting the property 3 years ago, lots 47 and 53 merging, the structure would not be in same character as others, not single floor/single family, and questioned number of pools in the area and how it would bring an increase in traffic, noise, and mayhem. Chairman explained that most of Paul's questions were zoning related and the committee would not be voting on a pool tonight. Frank, neighbor, via Zoom discussed that abutters for only 47 Viking Drive, one of the two merged lots, received notice of the meeting. Board member Mr Oman asked for a site plan to be added to application. Board questioned the ability to continue the application to the February 25, 2026 meeting so that the abutter for 53 Viking Drive can be sent abutter notices.
  - c. Motion: Continue to February 25, 2026 with site plans uploaded and abutter notices to be sent by Mr Oman, seconded by Mr Salley
  - d. VOTE: Motion Approved 5-0-0
6. ROSETTI, VIVIAN M, SOLAR, HIST-26-15 (14 DR STANTON ROAD, DENNIS, 02638)
  - a. Presenter: Melissa, Freedom Forever via Zoom
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms Coppenrath, seconded by Ms Holl
  - d. VOTE: Motion Approved 5-0-0
7. DONOHUE, ANNE ET UX, RENOVATIONS, HIST-26-17 (185 CORPORATION ROAD, DENNIS, 02638)
  - a. Presenter: Peter Comeau, Peter Comeau Builders Inc, in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms Holl, seconded by Mr Oman
  - d. VOTE: Motion Approved 5-0-0
8. TRAGAKIS, JAMES TRUSTEE, FOUNDATION/MOVE HOUSE, HIST-26-12 (42 SEASIDE AVENUE, DENNIS, 02638)

- a. Presenter: Jamie Kline, Kline Construction, in person
  - b. Discussion: None from audience or online. The house will be moved back on the lot and a basement will be installed. Mr Oman made other members of the committee aware that this was originally filed as an exemption but was found to be beyond that scope. Members of the committee questioned the use of skylights in the back of the house but the slop of roof and deck will make visibility hard.
  - c. Motion: Approve as presented by Mr Oman, seconded by Ms Coppenrath
  - d. VOTE: Motion Approved 5-0-0
9. MUIRHEAD, MARY SUSAN, RENOVATIONS, HIST-26-18 (23 STEPHEN PHILLIPS ROAD, DENNIS,02641)
- a. Presenter: Walter Yarosh, architect, in person
  - b. Discussion: None from audience or online. A letter from Sarah Rothermel was read into the record by the Chairman. Sarah's letter discussed concerns about the style, size, and over all look of the proposed structure. Committee members questioned how much foundation would be showing, if major demo would occur, and gambrels throughout. All questions were answered to the satisfaction of the committee.
  - c. Motion: Approve as presented by Ms Coppenrath, seconded by Mr Salley
  - d. VOTE: Motion Approved 4-0-1 Mr Oman accused himself from the application
10. REILLY, HENRY M JR, DEMO, HIST-26-19 (544 OLD CHATHAM ROAD, DENNIS, 02641)
- a. Presenter: Amanda-Clare Cunningham, AMPM Design, in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Mr Oman, seconded by Ms Coppenrath
  - d. VOTE: Motion Approved 5-0-0
11. REILLY, HENRY M JR, NSF, HIST-26-20 (544 OLD CHATHAM ROAD, DENNIS, 02641)
- a. Presenter: Amanda-Clare Cunningham, AMPM Design, in person
  - b. Discussion: None from audience or online.
  - c. Motion: Approve as presented by Ms Coppenrath, seconded by Mr Oman
  - d. VOTE: Motion Approved 5-0-0

General Discussion: Cape Cinema sent in a request for preferences regarding siding material. Committee members discussed the different types and noted Cape Cinema would need to come before them for a vote but they would consider these materials.

Motion to adjourn: Mr Oman seconded by Mr Salley at 7:00 PM.



Chairman: \_\_\_\_\_ Date March 2, 2026