

**Town of Sandwich**  
The Oldest Town on Cape Cod



**Historic District Committee**  
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Sandwich, MA 02563  
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**Minutes** of a public meeting held on **December 9, 2015**, by the **Sandwich Historic District Committee** in the Human Services Building Meeting Room, 270 Quaker Meetinghouse Road, Sandwich, MA.

**Members Present:** Bill Collins (BC), Terry Blake (TB), Richard Alger (RA), Lynda Haller (LH), and Richard Claytor (RC)  
**Absence(s):** Mary Foley (MF) and Barry Hall (BC)

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**Each Historic District Committee filing includes all documents required per Historic Submission Checklist.**  
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Committee Chairman (BC) appointed alternate members (RC) and (LH) as voting members for the evening.

**1. Certificates of Appropriateness**

**15-160 Joseph Peltier**

Solar panels at 40 Village Drive, located at Map 30, Lot 149. Representative, Patrick Kilduff of Solar City was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-161 Xiangming Fang**

New exterior stairs, garage door, deck extension on rear and new windows at rear at 8 Captain Hook Road, located at Map 64, Lot 28. Representative, Erik Tolley of Ert Architects was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-162 Daniel/Denise Goodrich**

Solar panels at 196 North Shore Boulevard, located at Map 71, Lot 049. Representative, Patrick Kilduff of Solar City was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-163 Ted/Pam Skirvan**

Window replacement, paint shutters, shingles, clapboards and front door at 18 Putting Green Circle, located at Map 50, Lot 060. Present were owners, Ted and Pam Skirvan. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-164 John/Carolyn Wegman**

Window relocation, door and entry steps and reside front only of home at 17 Beach Way, located at Map 55, Lot 072. Representative, Al Osgood was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-165 Mary A. Smith/Dennis E. Harrington**

Window replacement, repair shutters, front door and replacement aluminum storm door at 8 Summer Street, located at Map 73, Lot 055. Owner, Dennis Harrington was present. Public comment was heard from an abutter, Shauna Hart asking the Committee to approve a Certificate of Appropriateness for this project. Committee Member, (RC) (asking to include in the record) his opinion in respect to the Secretary of Interior Standards i.e. preserving historic materials, due to said dwelling's age (1849) and location. After continued discussion a Motion was made (RA) to approve the project as amended (changing the paint color of the door from proposed Black to Moroccan Spice), Seconded (LH), Nay (RC, TB). The motion was passed with a vote of 3-2-0.

**15-166 Michael/Cindy Sylvia**

Solar panels at 1 Bridle Path, located at Map 39, Lot 057. Representative, Patrick Kilduff of Solar City was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-167 John Beaudette**

Solar panels at 24 Dillingham Avenue, located at Map 88, Lot 085. Representative, Marty Burque was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-168 Napoleon Santos, Jr.**

Solar panels at 8 Main Street, #2, located at Map 86, Lot G-002. Owner, Napoleon Santos, Jr. was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-169 Peter/Lauren Klenert**

Solar panels at 8 Joslin Lane, located at Map 41, Lot 29. Representative, David Mortensen of Vivint Solar was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

Committee Member, (RA) recused himself and left the Committee Table.

**15-170 Tim/Ann Mahoney**

Screened porch over existing deck, new window, and repaint at 139 Main Street, located at Map 73, Lot 16. Representative Tim Sawyer was present. After general discussion a Motion was made (LH) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 4-0-0.

Committee Member, (RA) returned to the Committee Table.

**15-171 Scott Torrey**

New sign at 598 Route 6A, located at Map 36, Lot 80. Tenants, Joanne Benyo and Lu Matraschia were present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-172 Weiguo Wang**

New home at 80 Cranberry Trail, located at Map 56, Lot 66. Applicants called three times during the evening, no one present to represent. Committee asked that the Administrative Assistant contact the applicant for continuance to our next meeting.

**15-173 Kristine Simollari**

Paint front door at 18 Charles Street, located at Map 66, Lot 6. Owner, Kristine Simollari was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-174 Henry Baley**

Solar panels at 378 Quaker Meetinghouse Road, located at Map 40, Lot 110. Representatives, Tom Blumette and Jim Daley of Trinity Solar were present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-175 Sharon Schneider**

Solar panels at 4 White Cap Path, located at Map 94, Lot 101-02. Representatives, Tom Blumette and Jim Daley of Trinity Solar were present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

Committee Chairman (BC) requested, of the next applicant's representative, Attorney Ben Losordo, that the last 3 Certificate of Appropriateness's be heard before Justice Resource Institute's filings. Attorney, Losordo agreed and remarked that he had intended to request the same of the Committee.

**15-179 Christina/Chris DeSantis**

Addition and decks at 27 Carman Avenue, located at Map 88, Lot 159. Representative, Anne Michniewicz was present. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-180D Garry Blank**

Demolish home at 8 Georges Road, located at Map 74, Lot 55. Representative, Anne Michniewicz was present. After general discussion and public comment from an abutter, asking the Committee to please issue a Certificate of Demolition, a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-181 Garry Blank**

New home at 8 Georges Road, located at Map 74, Lot 55. After general discussion a Motion was made (RA) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 5-0-0.

**15-176D Justice Resource Institute**

Demolish garage at 209 and 0 Route 6A, located at Map 67, Lot 13 & 52.

**15-177D Justice Resource Institute**

Demolish existing addition at 209 and 0 Route 6A, located at Map 67, Lot 13 & 52.

Committee agreed to hear both demolitions together, but to vote on each application separately.

Present were Attorney Benjamin Losordo, Design Consultant Michael Whitmore and Executive Vice President, Greg Canfield. Attorney Losordo began presenting, at approximately 8:00 pm, the proposed demolitions and the rebuild along with a brief explanation of the owner's proposed usage, which is a school. Chairman, Bill Collins asked Attorney Losordo to discuss each filing individually as the Committee intends on voting on each of the three applications individually. A question was posed from Committee Member, Rich Claytor as to why the two demolitions are filed separately, it was explained that because the two proposals of demolition were for two separate buildings. It was briefly discussed amongst the Committee that it was difficult to have context in not hearing both demolition presentations and it was requested that both be heard together, and the Committee agreed with the understanding that each of the three filings will be voted on individually.

Presentation began by Michael Whitmore, who explained the existing conditions of the two lots including demonstration of the site plan. He continued to explain the property presently consists of an existing building, built in 1926 with an addition to the rear of the existing building, added in the 1970's and a separate garage, a question was posed as to the date of the construction of the garage – the information was not known by the Rep nor was it included in the application. He did recap by saying that the garage was deteriorated at intersection of stone foundation and wood piers and its prime request for removal is for the proposed school plan. He did include some detail of the proposed work as to tie in the project in its entirety.

Committee Chairman, Bill Collins explained that the Committee has the authority to refuse a demolition proposal if the building(s) has any historical or architectural interest, after researching in the Town Archives he found no documentation of such. Committee Member, Terry Blake added that she performed a Massachusetts Cultural Resource Information System (MACRIS) Search, and went on with a thorough report including the history of the property, Chairman Collins asked if she had any information, specifically, about the garage in question, and Ms. Blake added that the addition was built in 1966 and does not know about the garage. Committee Member, Rich Claytor added that he would like more info on the garage, while Committee Member, Richie Alger asked to see photos of the addition. Chairman Collins explained, without documentation provided by our Town Archivist, it is very difficult to establish any historic value. The Committee showed interest in scheduling a site visit and continuing to the next hearing, January 13, 2016. Chairman Collins explained to the Committee they could go to the site on their own if they could not make the scheduled site visit date. The Chairman instructed the Administrative Assistant to schedule the site visit.

A Motion was made (RC) to continue **15- 176D to demolish the garage**, at the applicant's request, to the January 13, 2016 meeting, subject to a site visit, Seconded (TB). The motion was passed with a vote of 5-0-0.

Chairman Collins remembered that he did not ask for public comment and would do so at this time. Resident, Carl Johansen inquired as to when the garage was built, Mr. Collins explained that the continuation request was accepted in part to establish such information as well as to conduct a site visit. Public comment continued with Candy Zarber of 201 Route 6A who

explained that her barn had a similar foundation and was built in 1840 and invited the members if they were interested in looking at it and making any comparisons. Attorney Brian Wall inquired on the fact that because the next meeting would exceed the 45 days in which the Committee has to act on an application, unless something was submitted in writing by the applicant, would we have something in the file in writing requesting a continuance – Chairman Collins explained that, at this time, the Administrative Assistant is preparing a Continuation Request for both demolition applications, for the signature of the applicant and the Chairman. The chairman asked for a repeat of the last motion, (RA) so moved, Seconded (RC). The Motion was passed with a vote of 5-0-0.

A Motion was made (RC) to continue **15- 177D to demolish the addition to existing building**, at the applicant's request, to the January 13, 2016 meeting, subject to a site visit, Seconded (TB). The motion was passed with a vote of 5-0-0. Again, Chairman Collins asked for public comment, hearing none the application was closed.

### **15-178 Justice Resource Institute**

New building added to existing at 209 and 0 Route 6A, located at Map 67, Lot 13 & 52.

Present were Attorney Benjamin Losordo, Design Consultant Michael Whitmore and Executive Vice President, Greg Canfield.

Due to the large audience and time of evening (approximately 9:15 pm), Chairman, Bill Collins addressed both the representatives and spectators to remind them of the Historic District Committee's authority, to review the design and size and consider its appropriateness under the law, and that their responsibility does not include concerns regarding conservation, building's usage or traffic control. He firmly stressed he would like everyone to keep on task in regards to the Committee's purview. He continued by asking that public comment be short and to the point and not be repetitive. He requested, of the Administrative Assistant, to provide a sign-up sheet for anyone wishing to make public comment, and explained he would call from the list during public comment.

Attorney Losordo opened the presentation by introducing Executive Vice President, Canfield who went on to explain, in detail, the history, purpose and usage of the proposed school. He explained the importance of JRI relocating from Camp Lyndon to this newly purchased site. Attorney Losordo discussed, in length, the Cape Cod Commission's and the Sandwich Conservation Commission's involvement and restrictions set forth in reference to the lot(s) and the fact that most of the land is restricted for build ability. He also spoke of access being through Ox Pasture Road, shared with an abutter and that the Town allowed no new driveways be put on Route 6A. Most of this commentary did not seem to be of the OKHRHDC purview.

Design Consultant, Michael Whitmore continued with his presentation of the proposed building(s), landscape, walkways, lighting and parking. Solar panels were mentioned, Chairman Collins commented that there was no request in the application for solar panels, and that would have to be addressed at some point via application. Lengthy discussion ensued regarding the square footage of the proposed building and the restrictions set forth by Cape Cod Commission. After further discussion, numerous and long-lasting public comments were heard. Substantial written documentation was submitted by Attorney Wall representing an abutter. After continued discussion, a Motion was made (RC) to continue, at the applicant's request, to the January 13, 2016 meeting, to review all materials submitted, Seconded (TB). The motion was passed with a vote of 5-0-0.

**2. Extension**

**09-57 Michael Karl/Cathy Walter**

Applicant requesting a one-year extension for a historic application (Demo/Rebuild of a new home) that was originally approved June 10, 2009 and extended through June 10, 2016. They are requesting a new expiration date of June 10, 2017. After general discussion a Motion was made (RA) to approve the request for a one-year extension to expire on June 10, 2017, Seconded (TB), Abstained (RC). The motion was passed with a vote of 4-0-1.

**10-26 Michael Karl/Cathy Walter**

Applicant requesting a one-year extension for a historic application (New Barn) that was originally approved March 10, 2010 and extended through March 10, 2016. They are requesting a new expiration date of March 10, 2017. After general discussion a Motion was made (RA) to approve the request for a one-year extension to expire on March 10, 2017, Seconded (TB), Abstained (RC). The motion was passed with a vote of 4-0-1.

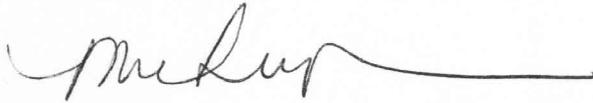
**3. Minutes**

Approval of the October 28 and November 9, 2015 Historic District Committee Meeting minutes. A Motion was made (RA) to approve the minutes of the October 28, 2015 Historic District Committee Meeting, Seconded (TB). The motion was passed with a vote of 5-0-0. A Motion was made (RA) to approve the minutes of the November 9, 2015 Historic District Committee Meeting, Seconded (TB). The motion was passed with a vote of 5-0-0.

**4. Adjournment**

A Motion was made (RA) to adjourn at 10:36 pm – Seconded (LH). The Motion was passed with a vote of 5-0-0.

Respectfully Submitted,



Michelle Y. Raymond  
Historic District Committee Administrative Assistant

Date Approved: 1/13/16

Date and Time Received by Town Clerk's Office  
TOWN CLERK  
TOWN OF SANDWICH  
JAN 14 2016  
12:05 P.M.  
RECEIVED & RECORDED