

Town of Sandwich

The Oldest Town on Cape Cod



Historic District Committee

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Minutes of a public meeting held on **February 24, 2016**, at 6:30 pm., by the **Sandwich Historic District Committee** in the Human Services Building Meeting Room, 270 Quaker Meetinghouse Road, Sandwich, MA.

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

A Motion was made, Bill Collins, (BC) to elect Mary Foley (MF) as the Chairperson for the 2016 year, Seconded, Terry Blake (TB). The motion was passed with a vote of 4-0-0. Chairperson Foley (MF) appointed alternate members, Lynda Haller (LH) and Richard Claytor (RC) as voting members for the evening. Chairperson Foley (MF) acknowledged the meeting being video recorded by Sandwich Community Television.

The documents used or available at the meeting are as referenced below.

1. Certificates of Appropriateness

16-21 William/Joanne Richardson

New addition at 76 Main Street, located at Map 81, Lot 146. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Plot/Landscape Plan, Building Elevations, Manufactured Photos, and Existing Photos. Present were Owner, Joanne Richardson and Architect, Bill Fornaciari. Mr. Fornaciari described the project as listed above, he explained that a cottage had been previously removed and showed on the plot plan where the new addition would be placed, and he added that the materials would match the existing home. The Committee asked about the window trim/frame; the applicants responded that all the work done and proposed was to enhance the flavor of the year of house and intend to keep the original look as much as possible. The Committee expressed their fond interest for this home. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded, (LH). The motion was passed with a vote of 4-0-0.

16-22 Bob Fusaro

Install existing window from side of home to front of home at 7 Feake Avenue, located at Map 93, Lot 51. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and Existing Photos. Present was Representative, Dan Tousignant, who described the project as listed above. The Committee questioned the window to be removed and if there were more windows on that wall; the applicant explained that the picture submitted was not clear in depicting the whole view, applicant explained using the existing pictures. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded (BC). The motion was passed with a vote of 3-0-1.

16-23 David Loud

New garage at 3 Old County Way, located at Map 30, Lot 197. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, Plot/Landscape Plan, Building Elevations, Manufactured Photos, and Existing Photos. Present was Representative, Michael Kalisy, who explained the project as listed above. Supplemental submissions this evening were pictures of proposed garage doors and windows. Committee questions included inquires to driveway access and existing shed placement on lot. Representative explained that all materials would match the existing home. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

16-24 Verizon Communication/Eversource Energy (Utility Pole)

Install and connect small network node wireless equipment to utility pole at approximately 363 Phillips Road, located at Map 95, Lot 050. Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and, as part of their Plan Packet is the Key Plan, Pole Plan, Equipment Details which show; Existing Photos, Manufactured Photos, and Site Plan. Present were, Representatives, Elizabeth Mason of McLane Middleton and Ben Madden of Tilson. Mr. Madden described the project as listed above, adding that this would allow increased cellular coverage on the beach. He added some attachment detail using the plans included in the file. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded (BC). The motion was passed with a vote of 4-0-0.

16-25 Verizon Communication/Eversource Energy (Utility Pole)

Install and connect small network node wireless equipment to utility pole at approximately 93 Town Neck Road, located at Map 93, Lot 010. Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and, as part of their Plan Packet is the Key Plan, Pole Plan, Equipment Details which show; Existing Photos, Manufactured Photos, and Site Plan. Present were, Representatives, Elizabeth Mason of McLane Middleton and Ben Madden of Tilson. Committee inquired if there were other carriers other than Verizon on the system, Ms. Mason explained that the poles were owned by Land Line Verizon, which differs from Verizon Wireless, and National Grid they could let others on the poles, and that due to the technology being small, that could be a possibility. She added that the poles would not look any more overburdened than a utility pole with a few transformers on it. Mr. Madden explained the project as being the same project as the presented prior to this one, adding the height difference of the pole itself. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

16-26 Kevin McInnis

Solar panels at 42 Village Drive, located at Map 30, Lot 148. . Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and, as part of their detail plan packet; Existing Photos, Manufactured Photos, and Site Plan. Present were owner, Kevin McInnis and Vivint Solar Representative, David Mortensen, who explained project as listed above. Committee inquired about the color of the panels which was answered, dark blue and a sample was provided. Mr. Mortensen answered

questions concerning exact placement of panels on roof and snow impact on the panels. Committee requested public comment, hearing none a Motion was made (TB) to accept the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0

2. Continued Certificate of Appropriateness

16-19 Heritage Plantation of Sandwich, Inc.

Relocation of boulder embankment walls, installation of lighting and concrete stairs associated with parking and walkway improvements at 67 Grove Street, located at Map 37, Lot 006. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, Parking Improvement Plan (site layout 1 & 2), depicting wall and stair elevations Lighting Plan, Sample Photos of proposed wall, lighting and stairs and landscaping to existing area. Representative, Joe Longo and Scott Horsley of Horsley Witten Group, Attorney Eliza Cox and President/CEO, Ellen Spears were present. Additional documentation submitted by the applicant was as follows: Lighting Legend Plan, Existing Conditions Plan, and Site Improvements Plan. Chairperson Foley explained the procedure for the following continued application which included the applicant to provide any additional comments/information to the Committee, Committee discussion, and finally asking for public comment from the audience. Scott Horsley began with a presentation explaining some examples of Horsley Witten Group's previous works, including Pine Hills in Plymouth and the Sandwich Public Library in which he believes is quite similar to the proposed project in keeping with the historical setting and Sandwich village. He described project objectives which included safety, accessibility and aesthetics. He went on to explain the plans submitted tonight. He spoke of this project being a green design as was the Sandwich Public Library Project. He went on to give additional detail of the lighting and landscape plan as requested by the Committee at the last meeting. The Committee inquired to the proposed concrete stairs and how that material looked industrial, applicant responded that the stairs would not be visible but would look more like the picture submitted with the application. The Committee inquired about the proposed stone wall looking different in color; applicant's response was an assurance that the existing stones would be used to rebuild the wall and would look alike. The Committee questioned if the plans being showed were included in the original submission and requested a plan regarding tree removal; the applicant's Attorney commented that tree removal was not under this Committee's jurisdiction. Chairperson Foley explained that she felt the new submission provided additional detailed information and reminded the Committee that the project before them was stairs, stone walls, and lighting including materials; and asked for any comments from the Committee regarding the three structures. Committee Member Terry Blake had concerns with the fact that the plans presented tonight were not part of the original submission and for that reason she felt the application was incomplete. She went on to explain that she would like a chance to review the information; the applicant explained the information presented this evening was not a change to the original submission. Chairperson Foley asked that they move on to public comment. Chairperson Foley requested that anyone intending to speak use the microphone and state their name, stick to the specifics of the application and limit their comment to no more than five minutes. Eric Small of Sandwich commented that he had with him ten or more official documents stating that there is also an Ariel Adventure Park listed as being located on 67 Grove Street, his concern is that the proposed new parking lot will be a conflict to the Ariel Adventure Park and asks that applicant to show him the location of the location of the Adventure Park at 67 Grove Street. He added that he had made this same comment at the last meeting and was told to take a seat and he would have his answer and the answer was never given. He admitted that he did step outside of the Chair's request to keep the comments to the project in front of the

Committee. Committee Chairperson Foley responded by asking that he take this question to the Zoning Board as that question would be of their purview and not of the purview this Committee. Mr. Small asked that the applicant answer the question, Ms. Foley responded that she would not allow that as this is the Historic District Committee. Mr. Don Stainbrook of 2 Faunce Mountain Road presented the Committee with a handout. He read aloud a statement commenting on the proposed lighting (in which he hopes for a soft glow), his concerns of the proposed removal of the large boulders along the road and the disturbance of the existing tree roots and his objection to the relocation of trees/shrubs. Chairperson Foley thanked Mr. Stainbrook for his comments. Mr. Carlo DiPersio of 11 Morgan Trail submitted his statement and read aloud, he commented on the site plan in reference to the Building Code. Chairperson Foley thanked Mr. DiPersio for his comments. Ms. Erin Sullivan commented on the lighting schedule, and relocation of boulders and the harm to come to the root systems of existing trees. She continued by inquiring of what type of paving is being proposed which was answered as asphalt. When she asked for the square footage of the parking lot, Chairperson Foley commented that the paving is not part of the Committee's purview; Ms. Sullivan noted the application included paving. Chairperson Foley asked the applicant if any paving was part of the application, it was explained that paving is being used as the setting for the structures and that paving is not considered a structure, therefore not in the Committee's purview. Ms. Sullivan continued to comment on a paving and Chairperson Foley thanked her for her comments and asked her to sit down. Ms. Sullivan came back to the microphone and expressed her concern of the whether the Building Department would receive these plans and was told again this concern was not of the Committee. Ms. Sullivan also commented when reviewing of the file earlier today in the office, her comments, which were left with the Administrative Assistant at the last meeting, were not in the file, Administrative Assistant explained to Ms. Foley, documents submitted were indeed in the file, clipped together to keep order. Committee Member, Terry Blake brought up, again the fact that the Committee did not receive the Landscape Plan at submission, which is required for a commercial project in accordance of the Old King's Highway Regional Historic District Commission Bulletin, October 2008. She would like to continue to review this new submission, expressing this was not a negative point. Committee Member, Bill Collins asked that this part of the discussion be continued after public comment. Chairperson Foley agreed and called the next speaker. Judith Stainbrook of 2 Faunce Mountain Road submitted a handout in regards to her comments. She quoted the Old King's Highway Regional Historic District Commission Bulletin, October 2008, Page 3, section 1. She expressed her belief that the project is not compatible with scenic Shawme Road or the surrounding historic neighborhoods. She continued to add that such a project should require a special permit to include a traffic study and extensive review of the greater impact on the road and asked the committee to deny the project until such permit is granted. Chairperson Foley thanked her for her comments. Ms. Foley asked the Committee to continue their discussion. Committee Member, Bill Collins shared briefly a conversation with Old Kings Highway Commission Attorney, Jim Wilson in regards to the fact that the Committee is expected to consider settings in reference to the proposed structures. He continues by reminding the Committee that a Certificate of Appropriateness is not needed for a driveway, parking lots, tennis courts, etc. Committee Member, Lynda Haller commented in regards to the public comment and her concern that most of the commentary being heard is not relevant to this application before this Committee. Committee Member, Terry Blake commented on to Mr. Collins previous comments and shared that setting is important. She inquired of the applicant in regards to the grading proposed to removal the boulders and how far towards the right of way. Committee Member, Bill Collins expressed his acceptance of the application and presentation and requested a motion be made. Committee Member, Terry Blake opposed as she felt as though the application was submitted incomplete and a vote would in violation of the Bulletin. Chairperson Foley asked for a 5 minute recess. After recess, the meeting reconvened,

and Chairperson Foley asked that the plans submitted this evening be part of the record. A Motion was made (BC) to approve the project as presented, Seconded (LH), and Opposed (TB). The motion was passed with a vote of 3-1-0.

A Motion was made (LH) to withdraw without prejudice, at the applicants request, via e-mail, application #15-176D, 15-177 and 15-178, Seconded (BC) – Committee Member Terry Blake went on to state that the Committee does not grant withdrawals. Chairman Foley took this item off the agenda for the evening.

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.

15-178 Justice Resource Institute

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

3. Other Business

Amanda Sawyer spoke informally with the Committee in regards to her interest in becoming an appointed member as Builder/Architect for the 2016 year. After sharing with the Committee her background as an Architect, she mentioned the fact that she acted as Representative for many historic district applicants on the Cape. The Committee asked that she submit a resume to the Administrative Assistant. The Committee thanked Amanda for her interest and did speak of the commitment to the Committee.

Chairperson Foley shared with the Committee a formal complaint which was submitted to the Board of Selectmen in reference to a Historic Meeting, and that a copy could be obtained at the Building Inspector's office.

Administrative Assistant, Michelle Raymond informed the Committee that Mr. Haggerty, who came to the February 10, 2016 meeting with interest in joining the Committee as the Architect/Builder Member, contacted her this past week, declining his interest due to scheduling conflicts.

Committee discussion regarding a prepared statement being placed on the agenda in regards to supplemental filing submission deadlines. The Committee agreed to take time to review and take the matter up at our next meeting.

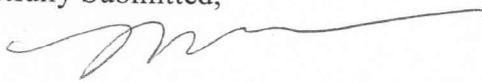
4. Minutes

The January 10, 2016 minutes were not prepared for a motion.

5. Adjournment

A Motion was made (TB) to adjourn at 8:53 pm – Seconded (LH). The Motion was passed with a vote of 4-0-0.

Respectfully Submitted,



Michelle Y. Raymond
Historic District Committee Administrative Assistant

Date Approved:

3/23/16

Date and Time Received by Town
Clerk's Office
TOWN CLERK
TOWN OF SANDWICH
MAR 24 2016

12 H 40 M P M
RECEIVED & RECORDED