

# Town of Sandwich

The Oldest Town on Cape Cod



# Historic District Committee

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**Minutes** of a public meeting held on **April 13, 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), Richard Claytor (RC), Lynda Haller (LH)  
**Absence(s):** Terry Blake (TB) and Richard Alger (RA)

Mary Foley, (MF) appointed Alternate Members Lynda Haller (LH) and Richard Claytor (RC) as voting members for the evening.

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

## **1. Certificate(s) of Appropriateness**

### **16-49 88 6A, LLC**

New signs, (post on street, on building, on entry windows at 88 Route 6A, located at Map 16-49. Documents submitted with application as follows: Application of Certificate of Appropriateness, Sign Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and Photos (depicting existing conditions and proposed). Present was Tony Trusfaglia of Village Signs, Inc., who explained the project as listed in application, offered matte finish if Committee preferred, Committee asked that the finish be matte. No comments were added from the Committee or the general public. A Motion was made (BC) to approve the project as amended (using matte finish and to use PMS Cool Grey as the color), Seconded (RC). The motion was passed with a vote of 4-0-0.

### **16-50 Pauline Tessein**

New solar panels at 15 Crestview Drive, located at Map 40, Lot 034. 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. Representative, Neal Holmgren of Solar Rising was present, who explained the project as listed in application. No comments were added from the Committee or the general public. A Motion was made (BC) to approve the project as presented, Seconded (RC). The motion was passed with a vote of 4-0-0.

### **16-51 Andrew/Jennie Sbrogna**

Re-roof, change front clapboard and repaint shutters at 410 Quaker Meetinghouse Road, located at Map 40, Lot 103. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List and Existing Photos. Present was Owner, Andrew Sbrogna, who explained the project as listed in application. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-52 Judith Connors**

Replace two windows with awning windows and two window replacements at 38 Grove Street, located at Map 42, 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, Manufactured photos and Existing Photos. Present was Owner, Judith Connors, who explained the project as listed in application. No comments were added from the Committee or the general public. A Motion was made (BC) to approve the project as presented, Seconded (RC). The motion was passed with a vote of 4-0-0.

**16-53 Joel Magrini**

New shed at 20 Carleton Drive, located at Map 49, Lot 28. Documents submitted with application as follows: Application of Certificate of Appropriateness, Shed Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Manufactured Photos and Existing Photos. Present was Owner, Joel Magrini, who explained the project as listed in application, adding that the manufactured photo depicted 2 windows, he proposes three and all material will match existing home as shown in existing photos. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as amended (to show 3 windows as proposed), Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-54 Mark/Mary Shea**

New covered front entryway and new rear 2<sup>nd</sup> floor dormer to include deck at 22 Knott Avenue, located at Map 93, Lot 031. 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, Elevations and Existing Photos. Present was Representative, Allen Osgood, who explained the project as listed in application, adding all materials to match existing home as shown in existing photos. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-55 Jon Hood**

Renovation to existing split level home at 133 Dillingham Avenue/38 Chadwell Avenue, located at Map 94, Lots 29/30. 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, Elevations, Plot/Landscape Plan, Existing Photos and Expired COA #14-135. Present was Representative Skip Kelleher, who explained the project as listed in application, adding that the same project was approved in November, 2014, and had expired. He assured the Committee the project is being proposed exactly as prior approval. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-56 Patricia Lewis/Peter Sullivan**

New mudroom and new master bathroom and dormers at 88 Main Street, located at Map 72, Lot 23. 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 Plan, Elevations and Existing Photos. Present was Representative, Bill Fornaciari and Owner, Peter Sullivan. Mr. Fornaciari explained the project as listed in application. (BC) commented that he felt this proposal is appropriate to the integrity of the original building. (RC) inquired to the right side elevation and its materials, Mr. Fornaciari explained that it was a screened porch which is proposed to be repaired in kind. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-57 Jim Irvine**

Replace sign at 550 Route 6A, located at Map 35, Lot 032. Documents submitted with application as follows: Application of Certificate of Appropriateness, Sign Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters List, Representative Designation Form, and Photos (depicting existing conditions and proposed). Present was Owner, Jim Irvine, who explained the project as listed in application. (BC) inquired to the color choice being very bright, the Committee agreed. The applicant had a second color choice and the Committee preferred new choice. No comments were added from the general public. A Motion was made (BC) to approve the project as amended (using the 2<sup>nd</sup> color choice as altered on the application), Seconded (RC). The motion was passed with a vote of 4-0-0.

**16-58 Franklin/Elaine Barca**

New 2<sup>nd</sup> floor addition at 77 North Shore Boulevard, located at Map 78, Lot 15. 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, Elevations and Existing Photos. Present was Representative, Anne Michniewicz, who explained the project as listed in application. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-59D Patricia Johnston**

Demolition porch at 64 Ploughed Neck Road, located at Map 61, Lot 23. Documents submitted with application as follows: Application of Certificate Demolition/Removal, Statement of Understanding, Certified Abutters List, Representative Designation Form, Plot Plan and Existing Photos. Present was Representative, Anne Michniewicz, who explained the project as listed in application, adding there was no historical value of this porch. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

**16-60RB Patricia Johnston**

New screen porch at 64 Ploughed Neck Road, located at Map 61, Lot 23. 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, Elevations, and Plot Plan. Present was Representative, Anne Michniewicz, who explained the project as listed in application. No comments were added from the Committee or the general public. A Motion was made (RC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

### **16-61 Jeff Grier**

New 2<sup>nd</sup> floor addition, new porch and deck, new front door and overhang and new windows at 14 Tupper Road, located at Map 93, Lot 96. 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, Elevations, Plot Plan, and Existing Photos. Present was Representative, Anne Michniewicz, who explained the project as listed in application, adding that this project was previously approved and had since expired, she added further that this project is proposed in kind with last approval. No comments were added from the Committee. Comment from an abutter in regard to the height of the proposed addition, Ms. Michniewicz explained the height of the addition would match the existing second floor height. A Motion was made (BC) to approve the project as presented, Seconded (LH). The motion was passed with a vote of 4-0-0.

### **16-62 NRG Canal LLC**

New solar array at 1 & 0 Route 6A, located at Map 86, Lots 013 & 015. Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Certified Abutters Lists, Representative Designation Form, Existing Photos, Manufactured Photos, and Aerial, Site and Landscape Plans. Present were Representative, Present were Attorney, Michael Ford representing NRG, Tom Atkins of NRG, David Hawk, of Hawke Landscape Design and the Site Engineer, Richard Tabaczynski of Atlantic Engineering. Attorney Ford began with a quick summary of the informal with the Committee and their site visit. Mr. Atkins, director of the Canal Modernization Program explained this project is a big part of that as clean energy is part of our future. He added the project is 1.5 MW of ground mount solar Community Solar Facility meaning output would be available for subscription by local residents to credit against their electric bill. He spoke of time limits to fully subscribe are becoming quite close to get the approval this evening. He presented pictures to show the past, present and future site using aerial views. He mentioned their intention to place a Historical Marker of some sort to be placed on the site of the original Freeman Farm's main house. Dave Hawk explained the proposed landscape plan as submitted, adding he intends to use the existing tree line, any additional planting will be in keeping with the natural existing buffer, further explaining the land where the solar panels will be placed slopes down as you go deeper in to the property. The stonewall is not to be touched, adding all work to be at least 2 feet from wall, the fence around array will be about 4 feet from wall. Committee comments regarding proposed vegetation concerns and its artificial look and some of the species (pines) when grown in full would be a very tall canopy. The Committee did appreciate the fact that the renderings were taken when the vegetation was dormant. The Committee discussed other vegetation options, such as low bushes. Mr. Hawk explained that they would like to keep the view as native as possible, mentioning blueberry and viburnums. Public Comment was requested. A resident of Sandwich did credit Mr. Hawk with his proposed landscape plan, adding he was in the business and the proposed plan was one of the best he'd seen. Judy Stainbrook mentioned she was in favor of the comment made by the applicant in regards to archeology finds and asked if the applicants had spoken to the resident Tom Keyes, who has had archeologist searches performed on his land on Water Street and uncovered over 100 artifacts. The applicant responded that they had not spoken to Tom, but certainly could. Resident Alex Pollard of Academy Drive asked about the electricity being wired above or below ground. The Applicant explained that vast majority of wire would be run underground to connect the array and come above ground to new Eversource poles with meters to be placed at road, as depicted on plans. Committee Member, Bill Collins asked if the applicant reached out to the Sandwich Historical Commission, the applicant answer in the negative. Bill continued to explain that he did not feel comfortable recommending any specific archeological company, but did feel comfortable recommending that

they seek out the local Sandwich Historical Commission. Mr. Collins continued by saying that the town has shown no interest in this site in the years since the fire of 1982 as a historic site. He added that the history of the farm is unclear and that now there are powerlines and vegetation, but the historical vista is long gone and hopes that the applicant understands that complete screening is not necessary, but that he hopes the landscape designer respect that this is the gateway into Old Kings Highway Historic District and trust they will do something appropriate there. Mr. Collins explained that a historical marker is already in place for Freeman Farm and that the Commission could assist/research if the marker should be placed in another location. He explained that house that was burned down is very far forward from the proposed array and that any archeological ruins that might remain is nonsense. He expressed his gratitude to the NRG team for their presentation. Judith Stainbrook clarified she was not recommended Tom Keyes as she thinks he is just having his home researched. Ms. Stainbrook expressed her interest in Mr. Collins' comments. Chairperson, Foley read a letter sent via e-mail from Mr. John MacDonald a resident of Bourne. (See attached). Mr. MacDonald was present and reiterated to the Committee his encouragement for a full archaeological survey on this land. The applicant responded that NRG is sensitive to the archaeological issue on the site. They further added that there is an opportunity with the Conservation Restriction (CR) being placed on the front side of the property that to the best of their knowledge given the aerial photos that they have obtained and overlaid their project on – a substantial part of that falls within that area and will be preserved. Attorney Ford stated that although he believes this is not under the jurisdiction of this Committee, Mr. Atkins has indicated that he intends to reach out the local Sandwich Historical Commission in regards to the CR at the Committee's recommendation. Mr. Collins repeated his opinion regarding the fact that the maps, site plans, photos and the site visit/walk ensures that this project will not disturb any archaeological site. Richard Claytor added that if, during their work, they be careful and in the event that any artifacts were to be found, would the applicant commit, respectively to a proper archaeological inquiry, knowing that this request is beyond their jurisdiction. A Motion was made (BC) as amended ('View Shed C's' linear nature of plantings be avoided), Seconded (RC). The Motion was passed with a vote of 4-0-0.

## **2. Certificate(s) of Appropriateness (continued)**

### **16-45 Matthew Anderson**

New barn at 241 Route 6A, located at Map 67, Lot 030. Application was called at 8:16 pm and no one was present. It was called again at the end of the meeting and still no one was present. The Committee requested that the Secretary place a call to the applicant.

### **16-47D Town of Sandwich**

Demolition of rock wall and booth (gristmill) at 130 Main Street, located at Map 73, Lot 156 & 187. A Motion was made (BC) to approve a continuance to the April 27, 2016 meeting, at the applicant's request, via e-mail, Seconded (LH). The motion was passed with a vote of 4-0-0.

### **16-48RB Town of Sandwich**

Rebuild rock wall and booth (gristmill) at 130 Main Street, located at Map 73, Lot 156 & 187. A Motion was made (BC) to approve a continuance to the April 27, 2016 meeting, at the applicant's request, via e-mail, Seconded (LH). The motion was passed with a vote of 4-0-0.

### 3. Exemptions

#### 16-11EX Ken Hahn

Replace all deck boards and rails of existing deck, to meet the exemption qualification; project is not visible from a public way or place, as included in the OKHRHDC bulletin at 20 Carleton Drive East, located at Map 56, Lot 073. Documents submitted with application as follows: Application of Certificate of Exemption, Photos (demonstrating lack of visibility from a public way). After Committee review and no comments, a Motion was made (BC) to accept the project as an Exemption, Seconded (LH). The motion was passed with a vote of 4-0-0.

#### 16-12EX Kirby Holmes/Peter Thomas

New fence to meet the exemption qualification; Fences, as included in the OKHRHDC bulletin at 1 Harbor Street, located at Map 82, Lot 113. Documents submitted with application as follows: Application of Certificate of Exemption, Plot Plan and photos (demonstrating compliance with the exemption qualifications as listed in the OKHRHDC bulletin). After Committee review and no comments, a Motion was made (BC) to accept the project as an Exemption, Seconded (LH). The motion was passed with a vote of 4-0-0.

#### 16-13EX Alexander Pollard

New stone wall to meet the exemption qualification; Stone Walls, as included in the OKHRHDC bulletin at 11 Academy Road, located at Map 72, Lot 86. Documents submitted with application as follows: Application of Certificate of Exemption, photos of stone to be used. Owner Alex Pollard was present who explained the project as listed in application, adding that wall would not be higher than 4 feet to meet compliance with the exemption qualifications as listed in the OKHRHDC bulletin. After Committee review and no public comment, a Motion was made (BC) to accept the project as an Exemption, Seconded (LH). The motion was passed with a vote of 4-0-0.

#### 16-14EX Evergreen Land Trust/David MacDougall

Replacement of two picture windows with two sliding glass doors to meet the exemption qualification; project is not visible from a public way or place, as included in the OKHRHDC bulletin at 110 Salt Marsh Road, located at Map 85, Lot 004. Documents submitted with application as follows: Application of Certificate of Exemption, Photos (demonstrating lack of visibility from a public way). After Committee review and no public comment, a Motion was made (BC) to accept the project as an Exemption, Seconded (LH). The motion was passed with a vote of 4-0-0.

### 4. Minor Change(s)

#### 15-150 Alexander Pollard

Relocation of basement access and addition to first floor at 11 Academy Road, located at Map 72, Lot 86. Documents submitted with application as follows, Application for Minor Change and Elevations. Owner, Alexander Pollard was present who explained the project as listed in application, adding his reason for the change is to accommodate living space for a relative. After Committee review and no public comment, a Motion was made (BC) to accept the proposed alterations as a Minor Change, Seconded (LH). The Motion was passed with a vote of 4-0-0.

### 5. Other Business

Committee consideration for recommendation, to the Board Of Selectmen, an Architect/Builder Member, appointed annually. Chairperson Foley asked that this item be continued, as she would like to give other applicants a chance to be interviewed.

Summary of Decision received from the Attorney General's office, dated March 21, 2016, regarding an OML complaint filed by Judith Stainbrook on December 10, 2015 in regards to the Meeting Notice of December 9, 2015. Chairperson, Mary Foley reminded the Committee in summary of the alleged complaint, which was that the agenda notice of the December 9, 2015 meeting provided insufficient notice regarding the anticipated nature of the discussion because it failed to state that the applicant intended to construct a school on the property at issue. The Attorney General found that the Committee did not violate the OML due to the fact that the notice identified, properly, the property under consideration by address and proposed action to be taken.

**6. Minutes**

Approval of Revised Historic District Committee Meeting minutes for March 9, 2016. A Motion was made (BC) to approve the revised minutes of the March 9, 2016 meeting, Seconded (LH). The motion was passed with a vote of 4-0-0.

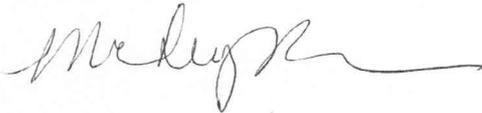
Committee Member, Bill Collins commented on his appreciation to the Secretary for her time and effort in the preparation of the minutes as it has become quite a time consuming duty as of late. He mentioned speaking to the Board of Selectmen/Town Management to inquire on purchasing a type of software that records and converts to a written format or for the Town allow the recorded minutes to be the legal minutes, to assist our Secretary as she has so many more duties, in her position, than just assisting this Committee. Secretary, Michelle Raymond thanked Mr. Collins for his support.

Approval of the March 23, 2016 Historic District Committee Meeting minutes. A Motion was made (BC) to approve the minutes of the March 23, 2016 meeting, Seconded (LH). The motion was passed with a vote of 4-0-0.

**7. Adjournment**

A Motion was made (BC) to adjourn at 8:34 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:

5/11/16

Date and Time Received by Town  
Clerk's Office

TOWN CLERK  
TOWN OF SANDWICH

MAY 12 2016

12H 45M PM  
RECEIVED & RECORDED