

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 **April 27, 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), and Terry Blake (TB)

Absence(s): Richard Claytor (RC), Lynda Haller (LH) and Richard Alger (RA)

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

1. Certificate(s) of Appropriateness

16-63D Robert/Kathleen Grandfield

Demolition of shed at 13 Pleasant Street, located Map 73, Lot 48. 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 Owner, Kathleen Grandfield, who explained the project as listed in the application. Committee Member, Terry Blake asked for the dimensions of the shed, the applicant was not sure. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (MF), and Opposed (TB). The motion was passed with a vote of 2-1-0.

16-64 Paul Marconi

New window and reside on exiting garage at 56 Gully Lane, located at Map 39, Lot 106. 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 Owner, Paul Marconi, who explained the project as listed in the application. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-65 Ramsey/Laura Chason

New shed at 15 Seneca Lane, located at Map 81, Lot 150. Documents submitted with application as follows: Application of Certificate of Appropriateness, Shed Spec Sheet, Color/Sample Sheet, Statement of Understanding, Plot Plan, Generic Elevations, and a Certified Abutters List. Present was Owner, Ramsey Chason was present who explained the project as listed in the application. Committee Member, Bill Collins commented as to the lack of detail in the elevation drawings. Mr. Chason replied that he was not an architect and the application did not specify the requirement for details. Mr. Collins continued by informing the applicant that, in his opinion, more detail is needed in order for him to vote to approve a Certificate of Appropriateness. Chairperson Foley explained to the applicant that the shed application either provides a photo of the shed, if prebuilt, or elevations depicting the doors/windows along with manufactured photos, so the Committee can visualize the proposed project. She added that they are not required to submit architectural drawings. Mr. Collins asked what grill pattern the proposed windows would have and details regarding the door. Committee Member Terry Blake agreed with Mr. Collins that enough detail was not provided. It was suggested that the applicant continue to the next meeting to provide sufficient detail. The applicant mentioned the shed would match his existing home, the file was search for said photo, none was found. Mr. Chason request that the filing be withdrawn. No comments were added from the general public. A Motion was made (BC) to withdraw the application without prejudice, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-66 Robbi Laak

New deck at 48 Dexter Avenue, located at Map 88, Lot 410. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Elevations, Plot Plan, Manufactured/Existing Photos, and Certified Abutters List. Present were Owner, Robbi Laak and Contractor, Greg Roche. Mr. Laak explained to the Committee that an application was filed, approved and had since expired for a full house with decks. Tonight's application was for just the deck as this portion of the approved project had not been completed. He explained to the Committee that he was proposing cable railings for the portion of the deck that faces the water and traditional cedar railing for all other sides. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-67 Richard Brennan

Three season porch on existing deck at 20 Captain Morgan Rd., located at Map 55, Lot 002. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Elevations, Plot Plan, Existing Photos, Certified Abutters List and Representative Designation Form. Present were Owner, Richard Brennan and Builder, Richard Brennan, Jr., who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (TB) to approve the project as presented, Seconded (BC). The motion was passed with a vote of 3-0-0.

16-68 Town of Sandwich

New patio with benches, historic markers and plantings at 135 Main Street, located at Map 73, Lot 014. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Plot/Landscape Plan, Manufactured/Existing Photos, Certified Abutters List and Representative Designation Form. Present was Cynthia Russell representing the Sandwich 375 Committee, who explained the project as listed in the application, adding the proposed project was a legacy gift to the Town of Sandwich from the Sandwich 375 Committee, to beautify the park across from the Town Hall. The Committee inquired as to the height of the markers, Ms. Russell explained they would be three feet high and would face into the park. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-69 Jonathan Field

Replacement windows, siding, trim, roof, and front and side entry door replacement at 29 Atkins Road, located at Map 43, Lot 49. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Manufactured/Existing Photos, Certified Abutters List and Representative Designation Form. Present was Owner, Jonathan Field, who explained the project as listed in the application is identical to a previously approved project, but had expired. No comments were added from the Committee or the general public. A Motion was made (TB) to approve the project as presented, Seconded (BC). The motion was passed with a vote of 3-0-0.

16-70D Andrea Davenport

Demolish cape style home at 43 Dillingham Avenue, located at Map 88, Lot 130. Documents submitted with application as follows: Application of Certificate Demolition/Removal, Statement of Understanding, Existing Photos, Plot Plan, and Certified Abutters List. Present were Owners, Ken and Andrea Davenport who explained the project as listed in the application, adding that the home was built in 1949, the foundation is in disrepair and the home is not weather tight. The Committee inquired as to the extent of disrepair, the applicant responded that there is no subfloor beneath the hardwood and is being braced by a beam now. They have had a contractor come in and they are following their advice. No public comment was heard. A Motion was made (BC)

to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-71RB Andrea Davenport

New modular home at 43 Dillingham Avenue, located at Map 88, Lot 130. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Elevations, Plot/Landscape Plan, Manufactured/Existing Photos, and Certified Abutters List. Present were Owners, Ken and Andrea Davenport who explained the project as listed in the application, detailing materials to be used at the Committee's request. Committee Member, Bill Collins inquired as to a specific elevation showing a large wall with only one window and door, the applicant explained the detached garage will be covering half the wall in question, after further review of the elevation and site plans, the Committee was satisfied. No public comment was heard. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-72 Lisa Laing

Replace window and door trim with white azek and replace all deck boards and rails with white azek on front and rear deck at 35 North Shore Boulevard Extension, located at Map 77, Lot 89. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Manufactured/Existing Photos, Certified Abutters List and Representative Designation Form. Present were Owner, Lisa Laing and Contractor, Peter Doherty, who explained the project as listed in the application detailing materials/colors. No comments were added from the Committee or the general public. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-73 David/Sandra Schrader

Window replacement at 21 Liberty Street, located at Map 82, Lot 162. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Manufactured/Existing Photos, and Certified Abutters List. Present was Owner, David Schrader, who explained the project as listed in the application. The Committee inquired as to whether the applicant was keeping the original trim, the applicant responded in the affirmative. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (MF). The motion was passed with a vote of 3-0-0.

16-74 Justice Resource Institute

Relocation of existing garage on newly constructed concrete foundation. Alterations to existing garage to include window and garage door replacements also proposed replace/repair trim, siding and roofing in kind at 209 & 0 Route 6A, located at Map 67, Lot 13 & 52. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Elevations, Plot/Landscape Plan, Manufactured/Existing Photos, Certified Abutters List and Representative Designation Form. A Motion was made (BC) to approve the request, at the applicant's request, via e-mail, to continue to the May 11, 2016 meeting, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-75 Barry Hall and Dean Hall

New home including attached garage and picket fence at 2 Beach Plum Circle, located at Map 49, Lot 13. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Elevations, Plot/Landscape Plan, Manufactured Photos, Photo home to be duplicated, Certified Abutters List and Representative Designation Form. Present was Contractor, Daniel Marsters, who described the project as listed in the application, explaining the photos included in the application were of a house he built previously, adding the proposed project would be identical. The Committee

inquired as to the height of the building, the applicant responded, approximately 32'. Inquire as to the material of the proposed fence, which was responded to as vinyl. No comments were added from the general public. A Motion was made (BC) to approve the project as presented, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-76 Heritage Plantation of Sandwich, Inc. (REMAND)

Relocation of stone wall and installation of lighting and concrete staircase in connection with parking and entrance improvement project 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, Elevations, Plot/Landscape/Lighting/Existing Conditions/Site Improvement and Parking Improvement Plans, Manufactured/Existing Photos, Certified Abutters List, Representative Designation Form and Remand issued by the Old King's Highway Regional District Commission. Representative, Joe Longo and Scott Horsley of Horsley Witten Group, Attorney Eliza Cox and President/CEO, Ellen Spears were present. Chairperson, Foley explained that this application was a new filing, and will include the Remand. Representative Attorney, Liza Cox explained the purpose of the hearing was a Remand hearing in accordance of the Old King's Highway Regional Commission decision of April 4, 2016. Ms. Cox added that the Commission did not express any concern with the structures that were approved, but remanded back to the Committee to review aspects of the parking lot as part of the setting for this project. They ask that the Committee reapprove the project and issue a Remand Certificate. Ms. Cox continued by explaining in detail the proposed landscape design within the parking area. Ms. Spears explained the history of the application and the fact that this project, which has been revised many times, has been shared with neighbors, via e-mail blasts, adding that the most recent design was published in the newspaper as well. She added that they share the view of the neighbors, and want to retain the special character of their setting and they feel that this will enhance and beautify the setting. Chairperson Foley asked for public comment. Carlo Dipersio of Morgan Trail commented in opposition of the project, see attached for details. Dean Coe of 32 Pine Street commented in opposition of the project, see attached for details. Erin Sullivan made comment in regards to the application process/submission requirements (submitting a copy of the Application for the record, attached). She further explained that the Historic Application shows walkways/driveways listed as structures. She explained her opposition to the many driveways as well as the parking area size. Don Stainbrook of Faunce Mountain Road commented in opposition of the project, see attached for details. Judith Stainbrook of Faunce Mountain Road commented in opposition of the project, see attached for details. After public comment, Representative, Lisa Cox reminded the Committee that a Certificate of Demolition was previously approved for the demolition of the fence, in which Mr. Diperso spoke of. She addressed the drainage issues, which the proposed project improves the existing drainage issues. She addressed comments regarding safety issues, which she explained are not the purview of this board, but that they have been before many boards/departments in town for approval of this project. She expressed that this proposal is an improvement to existing conditions and has been designed to address any current deficiencies. Mr. Horsley addressed the public concerns regarding curb cuts and drainage, reiterating that the proposed improvements will, in fact, remedy many existing issues. The applicant took offense to some of the questions from Committee Member, Terry Blake who asked for details in regards to the parking area, i.e. parking line striping widths, tree removal and amount/style of particular plantings. The applicant responded that the particular concerns, being outside the purview of this particular Committee, were address with the appropriate Committees/Commissions as required by the Town. Ms. Blake also asked that the site be staked out, the applicant responded that staking was never requested in any of the past meetings, and furthermore it is quite clear that the parking area location is quite clear at the site and on the plans. Committee Member, Bill Collins agreed with the applicant, that there was no staking request and at this point it should not be a requirement

this late in the process. Ms. Foley informed the audience that public comment period has been ended. Chairperson Foley responded, in general, regarding the public comment. She stated that the information submitted was sufficient for this application. Ms. Foley continued by saying that the Committee is considering all the structures as well as the setting and that the proposed plan appears to be an effort to extend what currently exists along Grove Street, and asked for a motion. Ms. Blake asked that they continue Committee discussion and that due to the fact that so many people are passionate about this project, she feels that more detail should be provided. She reiterated her request to stake/walk the site. Ms. Foley exclaimed that if anyone had not seen this site by now, it was not the fault of the Committee and feels that the Committee has done their due diligence, furthermore she does not want to see the Committee act as obstructionists in their effort to review/approve projects. She added that the Committee has heard the information and reviewed it appropriately and asked, again for a Motion. A Motion was made (BC) to approve the project as presented, Seconded (MF) and Opposed (TB). The motion passed with a vote of 2-1-0.

16-77D Xiangming Fang

Remove existing chimney leaving existing foundation at 8 Captain Hook Road, located at Map 64, Lot 135. Documents submitted with application as follows: Application of Certificate Demolition/Removal, Statement of Understanding, Existing Photos, Certified Abutters List, and Representative Designation Form. Contractor with MJ Nardone Building and Remodeling, James Nolan was present and explained the project as listed in the application, explaining the chimney was in disrepair and due to its proximity to the water took a beating. No comments were added from the general public. A Motion was made (BC) to approve the project as amended, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-78 Xiangming Fang

New wooden chimney box to include siding and trim to match existing home and reroof in kind at 8 Captain Hook Road, located at Map 64, Lot 135. Documents submitted with application as follows: Application of Certificate Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Manufactured/Existing Photos, Certified Abutters List, and Representative Designation Form. Contractor with MJ Nardone Building and Remodeling, James Nolan was present and explained the project as listed in the application. Mr. Nolan explained, at the Committee's request, the style/material of box chimney and that it will match the homes existing sidewall and roof, he included that he was proposing to re-roof entire roof in kind as well. No comments were added from the general public. A Motion was made (BC) to approve the project as amended, Seconded (MF), and Opposed (TB). The motion was passed with a vote of 2-1-0.

2. Certificate(s) of Appropriateness (continued)

16-47D Town of Sandwich

Demolition of rock wall and booth (gristmill) at 130 Main Street, located at Map 73, Lot 156 & 187. Documents submitted with application as follows: Application of Certificate Demolition/Removal, Statement of Understanding, Existing Photos, Plot Plan, Certified Abutters List, and Representative Designation Form. Representative, Kurt Staller of Gibson-Thomas Engineering was present. Mr. Stallers explained the project as listed in the application. The Committee asked when the wall, proposed to be demolished, was reconstructed; the applicant responded they were rebuilt twice, once in 1964 and again in 1982. Mr. Collins indicated that the walls would not have historic value. Mr. Staller explained that the project is being proposed due to deterioration and seepage issues, which are dam safety issues and they need to be repaired to make them structurally sound. He added that the existing fish ladder is not efficient and the Department of Marine Fisheries has asked that this be remedied as well. The applicant explained the original stone will be used to rebuild the wall in the same foot print. Mr. Staller reviewed the plot plan with the Committee. No public comment was heard, a Motion was made (BC) to approve the project as presented, Seconded (TB). The motion passed with a vote of 3-0-0.

16-48RB Town of Sandwich

Rebuild rock wall and booth (gristmill) at 130 Main Street, located at Map 73, Lot 156 & 187. Documents submitted with application as follows: Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Statement of Understanding, Notice of Intent Project Description to include Landscape/Plot Plans and Manufactured/Existing Photos, Certified Abutters List and Representative Designation Form. Representative, Kurt Staller of Gibson-Thomas Engineering was present. Mr. Staller explained in detail; the new fish ladder will be replaced in kind (concrete). Beneath the wooden bridge, connecting Main Street to the Grist Mill will be reconstructed in kind (natural wood) including a concrete abutment to hold the structure together, the ticket booth is to be reconstructed like for like (shape and materials). They propose to replace the wooden stop log structures with a gate made of stainless steel slide gate, to control the water levels upstream. He continued to explain the existing wooden maintenance issues due to wood in a moving water environment causing continuous rot and because they can be removed/replaced by anyone causing the need for better control of water flow, for dam safety. The Committee expressed that they felt the visibility of the proposed gate is inappropriate for the area. Mr. Staller explained that this type of gate is what is necessary to allow controlled water flow and reminded the Committee this is a dam safety issue. Chairperson Foley asked for public Comment. Don Stainbrook of Faunce Mountain Road applauded and appreciates the beautification of the Town Hall Square. He inquired if the pond was going to be lowered to complete the project. Mr. Staller explained that they would divert the water through the spill way over a 2 year period of time and they will be working in the offseason as to not interrupt the tourist visiting season. Mr. Stainbrook asked about the affect this would have on the herring, Mr. Staller explained that the fish ladder construction needs to be completed and running by April 1st to meet the herring run. Dean Coe of Pine Street added that he, also would like to keep with the character as it is now, which is beautiful, in which the applicant responded that the planning and intention of this project is to keep with the same look as it is now. Resident, Warren Blake mentioned the fact that maybe disguising the gate would satisfy the Committee's concern of the metal gate being in view, Mr. Staller explained that the area is so small there is not anywhere to support any kind of wooden structure to camouflage the steel. The Committee suggested the applicant research other options in regards to materials for the gate, Mr. Staller explained that he did not know of any commercial products that you can buy off the shelf that would be made of wood, but he would make an effort to investigate their concerns. A Motion was made (BC) to continue, at the applicant's request to the May 11, 2016 meeting, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-32D Justice Resource Institute

Demolition of existing garage foundation, proposed relocation of existing garage (to be repaired to match existing building) on new foundation, at 209 & 0 Route 6A, located at Map 67, Lots 13 & 52. A Motion was made (BC) to continue to the May 11, 2016 meeting, at the applicant's request, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-33 Justice Resource Institute

New 2 story building including basement with connected 1 story barn, improve curb cut and construct driveway along centerline of existing way. Construct walkways, retaining walls and parking area at lower elevation on property and landscaping in accordance with landscape plan, at 209 & 0 Route 6A, located at Map 67, Lots 13 & 52. A Motion was made (BC) to continue to the May 11, 2016 meeting, at the applicant's request, Seconded (TB). The motion was passed with a vote of 3-0-0.

3. Exemptions

16-15EX Kyle Barry

New shed to meet the exemption qualification; project is not visible from a public way or place, as included in the OKHRHDC bulletin at 13 Leveridge Lane, located at Map 81, Lot 034. Documents submitted with application as follows: Application of Certificate of Exemption and Existing 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 (TB). The motion was passed with a vote of 3-0-0.

16-16EX Jeanne Jose

New shed to meet the exemption qualification; Sheds, as included in the OKHRHDC bulletin at 56 Ploughed Neck Road, located at Map 61, Lot 27. Documents submitted with application as follows: Application of Certificate of Exemption, Shed Spec Sheet (demonstrating compliance with the exemption qualification as listed in the OKHRHDC bulletin). After Committee review comment was made that the agenda item read as the exemption being 'not visible from a public way when in fact it was that it met the Shed spec. for exemption. There was no public comment. A Motion was made (BC) to accept the project as an Exemption, Seconded (TB). The motion was passed with a vote of 3-0-0.

16-17EX James Malloch, Jr.

Removal of two existing sliding glass doors to replace with 1 sliding glass door a two double hung windows to meet the exemption qualification; project is not visible from a public way or place as included in the OKHRHDC bulletin. New fence to meet the exemption qualification; Fences, as included in the OKHRHDC bulletin at 3 Hoxie Hollow, located at Map 30, Lot 143. 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 (TB). The motion was passed with a vote of 3-0-0.

4. Other Business

Committee consideration for recommendation, to the Board Of Selectmen (BOS), an Architect/Builder Member, appointed annually. Chairperson Foley asked that this item be continued, again due to the late hour and as she would like to give other applicants a chance to be interviewed. Terry Blake expressed her interest in the importance of the position and would like to see a recommendation submitted to the BOS finalized.

5. Minutes

Approval of the April 13, 2016 Historic District Committee Meeting minutes was continued as the minutes had yet to be prepared for a Motion.

6. Adjournment

A Motion was made (BC) to adjourn at 10:03 pm – Seconded (BF). The Motion was passed with a vote of 3-0-0.

Respectfully Submitted,



Michelle Y. Raymond
Historic District Committee Administrative Assistant

Date Approved: 5/25/16

Date and Time Received by Town
Clerk's Office

TOWN CLERK
TOWN OF SANDWICH

MAY 26 2016

12 H 43 M P My
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