

**TOWN OF YARMOUTH**  
**OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE**  
**MINUTES – APRIL 13, 2015**

The Old King's Highway Committee met in the **Hearing Room** at **Yarmouth Town Hall, 1146 Route 28, South Yarmouth. Members Present:** Chairman, Richard Gegenwarth;; Architect/Contractor, Peter Kimball; Member(s), James Liedell; Alternate(s), Judith Recknagel and John Stuart. **Members Absent:** Vice Chair, Suzanne Courcier, Member(s), W.L. Peat. **Staff Present:** Beth Vozella, OKH Office Administrator.

A quorum present, Mr. Gegenwarth opened the meeting with a brief explanation of how the meeting is run and noted the 10-day appeal period. The regular meeting convened at **7:15 P.M.**

**NEW APPLICATIONS:**

1. **15-A026 Lester S. Vetter (Owner), Jeff Baroni, Custom Crafted Homes (Agent);** Addition of attached garage at **37 Mayflower Terrace**. Owner, Lester Vetter and Agents, Jeff Baroni and Chris Beasley, present. Mr. Beasley provided sample pictures of the proposed garage and rear doors. Mr. Baroni stated that the plans provided, show cedar shingles along the front, however the clapboard that is on the front of the house will be carried across the front of the proposed garage with white cedar shingles along the side and back. Lantern style lights to be used on either side of the garage door. With no abutters present, Mr. Liedell moved to approve this application as presented; Mr. Kimball seconded.

**APPROVED: 5-0-0**

2. **15-A027 Kevin McIsaac (Owner), Trevor Meyer(Agent);** Install solar panels on rear roof of house at **73 Setucket Rd**. Agent, Trevor Meyer, present. After reviewing the materials provided and with no abutters present, Mr. Kimball moved to approve this application as presented; Mr. Liedell seconded.

**APPROVED: 5-0-0**

3. **15-A022-C: David & Colleen Weston (Owners), David Hodsdon (Agent);** Reducing square footage of original plans for a garage addition at **5 Thora Ln**. Owner, David Weston, present. After reviewing the materials provided and with no abutters present, Mr. Liedell moved to approve this application as presented; Ms. Recknagel seconded.

**APPROVED: 5-0-0**

4. **15-A028: Donald and Mary Bonner (Owners);** Construction of four bedroom modular home at **580 Route 6A**. Owner, Donald Bonner, present. Mr. Bonner presented the application for a new modular house with vinyl siding on all sides. He was informed by the committee members, that vinyl siding is only allowed on the front façade of the house; not on all sides. As members reviewed the rest of the application, they noted other issues such as the proposed roof pitch of 5/12 which needs to be at least 7/12 and the omission of construction details on the elevation drawing that was presented.

It was agreed that Mr. Bonner should come back with the following information: Detailed elevation drawings of all sides of the proposed house including all architectural details and corrected roof pitch; landscaping plan. Mr. Kimball moved to table this application to the, April 27, 2015 meeting; Mr. Liedell seconded.

**TABLED: 5-0-0**

5. **15-A029: Jeff & Beata Martens (Owners), Donald Harkenrider (Agent);** Addition of 3 season room w/deck above; kitchen bump out; extend dormer; replace windows; reroof; replace shingles at **36 Homers Dock Rd**. Owner, Jeff Martens and Agent, Donald Harkenrider, present. Ms. Recknagel asked if the window frames would be retained. Mr. Harkenrider answered, yes and added that all window grilles will match the existing patterns. Mr. Harkenrider also stated that the vinyl railings on the deck are to be matte white. Mr. Stuart pointed out that the 3 season addition is incongruous with the style of the main house. Mr. Harkenrider pointed out that the owners got the idea from other homes in the area. Ms. Recknagel expressed concern that the 3 season addition will be visible from the street. Mr. Harkenrider said that the owners are planning on doing some landscaping on that side of the house including replanting any shrubs that are removed during construction. With no abutters present Mr. Liedell moved to approve this application as presented; Mr. Kimball seconded.

**APPROVED: 4-1-0 (Mr. Stuart voted in the negative.)**

6. **15-A030: David & Gayle Smith (Owners), Salt Spray Sheds (Agent):** 10x14 shed at **11 Seminole Dr.** Owners David & Gayle Smith, Present. After reviewing the materials provided and with no abutters present, Mr. Kimball moved to approve this application as presented; Mr. Liedell seconded.

**APPROVED: 5-0-0**

7. **15-A031: Donald & Nina Harkenrider (Owners):** 5x18 farmer's porch at **20 Eileen St.** Owners, Donald & Nina Harkenrider, present. Mr. Gegenwarth stated that there is a problem with the drawing of the existing house; it does not show the farmer's porch roof and questions what the pitch of the roof will be and if it would be going beyond the chimney. Mr. Harkenrider said that it will be a shed roof tied in with the existing roof. He added that he would drop the header on the porch to get more pitch out of it. Mr. Gegenwarth asked if there would be any posts to which Mr. Harkenrider answered no. With no abutters present, Mr. Liedell moved to approve this application as presented; Mr. Stuart seconded.

**APPROVED: 5-0-0**

8. **15-A032: Janine Smeedy (Owner), Nila Miller, SolarCity Corp (Agent):** Install solar panels on roof at **43 Mayflower Terrace.** Agent, Nila Miller, present. After reviewing the materials provided and with no abutters present, Ms. Recknagel moved to approve this application as presented; Mr. Liedell seconded.

**APPROVED: 5-0-0**

Prior to proceeding to the next item, Mr. Craig Williams, an abutter to 37 & 43 Mayflower Terrace, addressed the committee. He stated that he had no objections to the solar panels being placed on 43 Mayflower Terrace and that he is just inquiring what the policy is, north of Route 6, regarding the placement of solar panels on the front of a house. Mr. Gegenwarth stated that they usually get denied especially if they are very visible. Ms. Recknagel stated that they do review each application on an individual basis and that some homes are approved to put panels on the front. She noted the example of approved front panels on a home on a road that is rarely traveled and all abutters approved. Mr. Kimball noted another example where the house is way up on a hill and the roof is not visible from the road. Mr. Williams stated that he was considering putting solar panels on one of his properties and acknowledged that approval is based on location, roof pitch and whether or not the panels will be visible.

**APPROVED: 5-0-0**

9. **15-A033: Thomas & Barbara Steck (Owners) Nila Miller, SolarCity Corp (Agent):** Install solar panels on roof at **24 Ebb Rd.** Agent, Nila Miller, present. After reviewing the materials provided and some general discussion about solar panels, with no abutters present, Mr. Kimball moved to approve this application as presented; Mr. Liedell seconded.

**APPROVED: 5-0-0**

10. **15-A034: David Sherman (Owner), Nila Miller, SolarCity Corp (Agent):** Install solar panels on roof at **38 Nickerson Farm Way.** Agent, Nila Miller, present. Ms. Miller stated that the renderings show blue panels, however they will be black. Ms. Recknagel pointed out that this is a good example of a house in a neighborhood where mainly the only people that drive through would be the abutters. After reviewing the materials provided and with no abutters present, Mr. Liedell moved to approve this application as presented; Ms. Recknagel seconded.

**APPROVED: 5-0-0**

**TABLED ITEMS:** None

**EXEMPTIONS:** None

**VIOLATIONS / POSSIBLE VIOLATIONS:**

1. **450 Route 6A- Update:** Ms. Mary Gonet has removed the black posts that were in violation of the OKH guidelines and provided a sketch of her plans to replace the ewes that were destroyed and to install a couple of green posts to be hidden behind the ewes. Mr. Kimball and Mr. Stuart agree that the green posts would eventually stand out over time as the ewes become woody. They would rather see granite posts installed. Mr. Gegenwarth explained that Ms. Gonet priced them out and found that them to be too expensive. Mr. Stuart feels that the committee should not even discuss these plans without an application or without Ms. Gonet being present. Ms. Vozella informed the committee that because this was basically a landscaping plan to replace the ewes, she informed Ms. Gonet that she would not need to appear at this meeting. Ms. Vozella said that if the Committee feels that a Certificate of Appropriateness is required, she will contact Ms. Gonet to let her know. Mr. Kimball suggested the possibility of metal posts with vinyl wraps printed with ewe sticks that would blend right in. Ms. Recknagel asked what about the suggestion to use boulders? Mr. Gegenwarth explained that there is a drop behind the ewes which would require

huge boulders to be effective. Discussion continued about possibly changing the color of the proposed posts to better blend in, or to install poured concrete reinforced with rebar posts instead.

Ms. Vozella will contact Ms. Gonet to offer her the suggestions that were discussed and to inform her that she will need to submit an application for a Certificate of Appropriateness if/when she decides to move forward with installing safety barriers.

2. **72 Knob Hill:** A Yarmouth resident came to the OKH office on 4/6/15 to inquire if the owner(s) of 72 Knob Hill Road received approval from OKH to erect what appears to be a 3-sided structure which is being used for shooting target practice. The Committee asked that Ms. Vozella draft a violation letter to the owner of this property.

**INFORMATIONAL DISCUSSIONS:** None

**OTHER BUSINESS:** None

**MINUTES:** None

**NEXT MEETING:** Monday, April 17, 2015 7:15pm

**OTHER:**

**ADJOURNMENT:** There being no further business to come before the Committee, Mr. Liedell moved to adjourn at **9:05pm**; Mr. Kimball seconded.

**ADJOURNED: 5-0-0**

Richard Gegenwarth, Chairman  
Yarmouth Old King's Highway Historic District Committee

**\*\*APPLICATIONS & PLANS ARE AVAILABLE FOR REVIEW AT OKH OFFICE AT YARMOUTH TOWN HALL\*\***

Posted By: Beth Vozella  
Beth Vozella, OKH Office Administrator

YARMOUTH TOWN CLERK  
15APR28PM2:00 REC