Members Present: Phil Regan (chair), Barbara Baskin, Shelley Christiansen

Chairman opened the meeting at 5:09pm.

Review of the minutes of the CCHDC meeting of July 10, 2019

Barbara made motion to approve minutes as amended. Shelley-2nd. Approved 3-0.

Chairman opened the public hearing at 5:15 PM.

Public Hearings

5:15 PM : 27 Pequot Ave Map 10 Parcel 67-1
Presented by owner Jason DeBettencourt and Representative from Cotuit Solar (installer)
Proposal for roof mounted solar array to include 18 panels
Owner presented views from Narragansett ave, as requested. No visibility. Commissioners inquired about use of back portion of roof. Owner said that there are space limitations of back roof and this would reduce the amount of panels. 18 panels is the minimum amount of panels to bring energy bill to zero for this property. 1/3 of the system is in front of the roof deck, and the west side is less efficient for solar production.
Commissioners inquired about neighbors views. Owners at 25 Pequot can see panels from their new windows at their 3rd floor dormer, but he has spoke to them and they are not opposed. (they were not present)
Chairman opened the meeting to public comment. There were no comments in favor or against.
commissioners asked about color options. Installer indicated that the black is most uniform and used in other historic districts. It has a dull finish, not shiny.
Barbara mentioned that Mass Historic has asked that historic commissions consider the use of solar in their districts, but allow it discreetly. She points out that this is a dense neighborhood, and while the home itself is not historic, the neighborhood is. The use of solar will make a statement. She would like to maintain the integrity of the neighborhood, and feels removing the front portion would go a long way.
Phil asked if they could install the Northeast 66% and coming back to apply for the front 33% at a later date. Installer indicated this was not possible and they could not add on to the existing system at a later date.
Commissioners all agreed that moving the 6 panels at the front of the house to the rear west side would be ok for them. Owner and installer agreed. They will use the vent pipe as the point in which not to encroach forward.
Amendment: All panels forward of widows walk to be moved to the rear of house west of the ridge, to the north of the existing vent pipe.
Shelley made a motion to approve as amended. Barbara-2nd. Approved 3-0.

5:45 PM : 42 Naumkeag Ave, Map 10 Parcel 142
Presented by John Guadagno of South Mountain Co (installer) and owners Margot and Neal Goodwin.
Proposal for roof mounted solar array. 22 panels total. 10 on south portion and 12 on west portion (south portion will be most productive)
Views provide two “peakaboos” through the trees of the roof area, but not necessarily the panels. Shelley mentions they will be highly visible in dead of winter. Phil asked if they could reduce the “linear nature” of the panels and break it up a bit.
John provided a sample of the panel and a cut sheet of alternative colors. All are made of non-reflective glass.
Phil opened the meeting to the public. Kathy Leskowski of 25 Tuckernuck ave commented that she was simply there to listen and commended what people in the area are trying to do with solar.
Shelley asked if it was possible to put the panels on the roof of her sons house, behind her, where it would be less visible. John explained the net metering process and how this was not a feasible option.
Barbara would like to see the fall season to show how visible panels will be coming down Naushon ave.
Applicant requested a continuance. He will provide photos of similar installation in Vineyard Haven, and redraw two new diagrams. Commissioners will have the chance for site visits.
Hearing was continued to Wednesday, September 11, 2019 at 5:15PM.

5:45PM: 71 Ocean Ave, Map 10 Parcel 7
Presented by Chuck Sullivan, Architect
Proposal for alteration of a single family dwelling. Changes made to a previously approved application.

Materials list:


Applicant outlined the changes in a numbered document.

1. Add framing inside floor, increasing height of building by a total of 18”. Deck to be lowered by 4”.
2. Revise dormers on rear facing Samoset. 2 Dormers approved with two banks of windows. Change to three single window dormers.
3. First floor south elevation windows also change to go with dormers above.
4. Asphalt singles previously approved. Changed to Western Red Cedar.
5. Steps at outdoor shower removed. Door at his entrance also removed.
6. Exterior shingles. Scallop shingle detail. Owner would prefer it as a detail than an overriding element. Has asked the commission to reconsider their previous decision on this.
7. Screens- previously approved half screens at all double hung units. Owner is requesting full screens at Square double hung units to provide ventilation.
8. Revised lighting plan.
9. Relocate shed-roofing and siding to match the main house. Changes made to the existing house to be reflected here as well (western red cedar roofing)
10. Fence detail to be discussed at a later date.
11. 11 Awning window units changed to double hung units.

Commissioners do not like being asked to reconsider on decisions made in March, prior to construction even starting. They agree that they have no issues with the change in height or with the window manufacturer.

Commissioners decided to vote on each item individually.
#1-Barbara made motion to approve. Approved 3-0.
#2-Barbara made motion to approve. Approved 3-0.
#3- Barbara made motion to approve. Approved 3-0.
#4-Shelley made motion to approve. Barbara-2nd. Approved 3-0.
#5-Phil made motion to approve. Barbara-2nd. Approved 3-0.
#6-Phil made motion to not entertain the reconsideration of shingle pattern, but would consider an alternative solution. Barbara-2nd. Approved 3-0.
#7-Phil made motion to approve per the diagram noted. Barara-2nd. Approved 3-0.
#8- Frosted glass. Side porch/rear bulkhead light removed. Phil made motion to approved as noted on elevations. Shelley-2nd. Approved 3-0.
#9-Barbara made motion to approve. Ohil-2nd. Approved 3-0.
#10-Removed per applicant. TO be applied for a later date.
#11-Barbara made motion to approve. Shelley-2nd. Approved 3-0.

Barbara made a motion to exit the public hearing at 7:35PM. Shelley-2nd. Approved 3-0.

Other Business/Non Applicable Applications
Commissioner reports
Continued discussion of CCHDC operations and suggested improvements

Submitted by Alexa Arieta, Building Department Office Administrator