Chair Haddad called the meeting to order at 6pm. Members from the Steamship Authority were present: Robert Davis, General Manager, Liam Davis, and Sean Driscoll. Tom Bott, Falmouth Town Planner was present.

Public Comment: None

Continued applications:

**19.07 Peter & Joan Cucchiara 833 W Falmouth Hwy  New Addition**

*Deadline: May 29, 2019*

*From March 19, 2019 Minutes:* Motion: EH/NG: Continue application, extend application date to May 29th, revise plans and return to May, 2019 meeting.

*040219:* Per Chair Haddad, the applicants notified the board that they were not ready with their plans for tonight’s meeting. Application will be continued to May.

**19.08 Johnny Hatem Trustee 10 North Main Street  New Gas Canopy**

*Deadline: April 8, 2019*

*From March 19, 2019 Minutes:* Motion: EH/NG: Continue application to April 2nd meeting with the following changes: Hip roof at 4 pitch design with material specs, stained/painted wood trim, canopy length reduction to 46’ from 50”, column boxing material with a non-PVC product and lighting plan.

*040219:* Hal Choubah, P.E. was present for the applicant. The application is revised as follows: Gas pump canopy decreased 20% from 24’x50’ to 22’x46”; hip roof; columns encased in white aluminum with blue caps on the top and a brick column base; lighting will be LED Nobska design lights in the ceiling with no light spillage; oxford gray architectural asphalt shingled roof and white aluminum wrapped canopy fascia. Lighting specs were submitted to the board.

Public Comment: None

Board Comments: The board is very pleased with the revisions.

Motion: Annie Dean/Chris Warner: Approve the application revisions as presented tonight.

Vote: Unanimous
Public Hearing: The Historical Commission will conduct a public hearing on each of the following Applications for Certificate of Appropriateness in accordance with the Falmouth Historic District Bylaw and M.G.L Chapter 40C:

19.12 Inn on the Square LLC 40 North Main Street   Fencing
Deadline: May 30, 2019
David Strock of Joyce Landscaping was present. Application states: Removal of existing concrete sidewalks and fencing. Install new patios with sidewalks using TechoBlock Blu60 pervious paver sidewalk, picket fencing, in-grade lights and landscaping: FX Luminaire In-ground ring, louver and ground wash lights; 3.5’high Nantucket picket fence with 4.5” posts; short landscape timber retaining wall; Techo-Block Blue60 pervious pavers.
Mr. Strock discussed the various projects: Retaining wall is between the Inn and Elks Club. Remove 3-section rail fence on the left side and railroad timber retaining wall on right. Proposal: 3.5ft high Nantucket natural picket fence with 4.5” posts; short landscape timbers to replace railroad timber retaining wall; Tech-Block Blue60 pervous pavers to replace the concrete sidewalks and new patios; conduits for the new lights FX Luminaire In-Ground ring, louver and ground wash lights replacing lanterns on 6’ poles.
Public Comment: None
Board Comments: Lighting is for walking safety issues. No comments from the Elks regarding the project. The square footage of the patios is a little larger.
Motion: Annie Dean/Nicole Goldman: Approve application as presented.
Vote: Unanimous

19.13 James R. Durocher       380 Quissett Avenue   Addition
Deadline: May 30, 2019
Matt Terry and Kevin Klauer of Ament-Klauer, LLP, and Scott Howard, contractor were present. Application states: Renovate existing structure by enclosing a portion of the porch and raising the ceiling on the existing “shed” like bump-out. Replacement of windows on 2nd floor and add new windows and door on 1st floor.
Mr. Terry read the proposal to the board. The house footprint remains unchanged to the non-significant 1800s 2.5 storied Cape home with multiple renovations, not listed on Falmouth’s significant building and not on the MHC historical building’s list.
Facing Deacon Fish Lane: Renovations are demolition of ancillary, non-essential chimney, replacement of windows on 2nd floor, and addition of new windows on 1st floor. All renovations face private way, Deacon Fish Lane.
Facing Quissett Ave: Addition of sloped roof to address raised interior ceiling on existing bump-out, adding wooden French doors to the newly enclosed portion of the porch; renovated decking/railings/balusters with mahogany in front on enclosed portion. Replacement of the trim, windows and shingles will update the house. Front lattice work area facing Quissett Ave will be bumped out to create a new kitchen space with vaulted ceiling running from existing bump out to ½ to lattice area. Lattice work removed and replaced with mahogany decking to balance and update home.

Mr. Haddad asked about the current decking and its renovation. Mr. Terry stated ½ of the current decking will be the new addition and the front ½ of decking facing Quissett will be replaced with mahogany deck/railings etc.

Public Comment: Barbara Weyand commented that the French doors facing Quissett streetscape are not appropriate for the historic district. Mr. Klauer responded that the French doors are more sympathetic to the house. Mr. Pacheco, Assistant Planner replied that when presented with two options by the applicant, French doors looked better.

Board Comments: Chris Warner asked about the orientation of the building plans relative to the site plans and per Mr. Terry there is a discrepancy. Deacon Fish on the right side of the site plans is correct.

Quissett Ave façade with most of the renovations: Existing bump-out addition, lattice work, front door and proposed new French doors face Quissett, new decking.

Deacon Fish: Front door on side and proposed French doors will face Deacon Fish. Confusion discussed about Spec sheet description in packet and the Andersen specs sheets. Fibrex is the A series is more appropriate rather than the 400 Series. Applicant will submit window clarification.

Foundation will be added under new addition and replaced with concrete slab. Quissett side foundation will be added to and match existing. There is a turn-around driveway on Quissett Ave and the front entrance to the house is on the side facing Deacon Fish. Question raised about the proposed French doors vs changing it to a simple front door and window or just windows for a more appropriate historical look.

Motion: Ed Haddad/Annie Dean: Approve application with the following stipulations: Submit revised Deacon Fish Lane front door elevation design for a single entry door and window or just windows rather than French doors. Submit clarification for the Andersen window specs which will match existing windows. The revised submitted plans will comply with tonight’s discussion.

Vote: Unanimous
Commission Discussion

**Thomas Bott, Town Planner:** Chair Haddad stated he sent a note to Mr. Bott regarding there is a pattern that the FHC is being excluded in preservation discussions on historic town-owned buildings. The new FHC of 2016 has the mandate in Chapter 40, Sec 8D: May make such recommendations as it deems necessary to the city council or the Selectmen to protect/preserve historic buildings in Falmouth and its villages. Chair Haddad stated that examples of the FHC not being included in discussions of historic buildings are: The Poor House aka Marks building, Odd Fellows Hall, the Pumping Station, Lawrence Academy, Falmouth Station, Emerald House. Chair Haddad ask for ways to change the situation and include the FHC on these historic structures during discussions. Mr. Bott stated that the FHC has been copied on several recent emails on various projects.

At the BOS meeting recently Barbara Weyand of the Preservation Alliance commented about a presentation by the Rt. 28 Committee suggesting a similar committee for the Marks building. There are no plans for renovations on the Marks building and there are plans to move Human Services into the building. There is a PR for any work on the grounds, interior and/or minor alterations and the contractors will be made aware of the PR.

Mr. Bott stated he has been in Falmouth a year and will be working on creating increased communication between the commissions. On the FHC mission statement on the website, the FHC advises the BOS, Planning Board, and ZBA on planning issues. Regarding the Marks Building, the oldest municipal building in Falmouth, Mr. Haddad stated the FHC has not been in the discussion for preservation issues for this building.

BOS Chair Sue Moran stated the BOS in their Strategic Planning Communication effort, there will be 3-4 meetings on this subject and communication with the FHC is incredibly important. With the FHC board member’s expertise, the BOS acknowledged that the BOS can benefit from advice and recommendations from the FHC on preservation issues. She stated that the BOS will form a Poor House Committee. The $100,000 per Mr. Suso will be used to setting the building up to house the Human Services. Future meetings will focus on various commissions meeting to discuss appropriate renovation with reviews and funding allocations.

Doug Brown, Selectman stated there is no plan for the building but are moving forward in replacing the roof starting April 16th.

Chair Haddad stated the FHC needs an advocate at Town Hall. The board is multi-talented in their skill sets and provides a valuable resource for town and its historic structures. Regarding the Poor House, it takes time to apply for CPC funding or other funding sites and a planning committee will move the project forward.
Ms. Weyand suggested that the FHC correspond with the MHC on future preservation projects for the town since the FHC is an agent and voice of MHC, the flow of communication would be more efficient and inclusive.
Mr. Bott stated communication will continue to improve and having Corey Pacheco, Assistant Planner supporting the FHC is crucial as we move forward.
Board Discussion: Corey stated the Poor House is not a Planning Department Project but since the FHC is associated with the Planning Department.

Update on Poor House discussion from BOS meeting on March 25, 2019: See Discussion above. At the BOS March meeting the concept was raised about a team to start the planning of a longer term Poor House restoration project. Chair Haddad spoke with Jim Viera about the handicapped parking spaces that were originally slated to be dug out of the Poor House backyard and reminded him to look at the plans so that those parking spaces have to remain.

Presentation on the New Woods Hole Ferry Steamship Terminal design:
Mr. Robert Davis, Steamship Authority General Manager, Liam Davis, BIA Studio architect, Bill Sawyer, project manager engineer and Shawn Driscoll, Communications Department were present. Mr. R. Davis: The terminal building and the 2 slips are 60 years old. Feasibility study with BIA was held to identify the Steamship Authority needs and customer needs: Slip reconstruction, ferry accessibility, pedestrian safety issues and new flood zone requirements.
Mr. L. Davis: Drawings were submitted to the board showing 3 design concepts. A. Terminal Building located against Railroad Ave; B. Single level but 2 storied building and changed the orientation of terminal with a cut along Caudry Road for buses and entrance onto RR Ave with walkways to separate passenger traffic from vehicle traffic; C. Decking over entire area and building situated on top of decking, vehicle traffic coming in past bridge, circling around for drop offs. There would be elevated and passenger walkways to and from terminal and vessel piers.
Concepts were presented to the WH Community Association and WH Business Association and the concepts were not acceptable. Further designs and concepts were discussed for the terminal building location and 6 locations were found. One design with the terminal building situated located on the map and shown to the working group was less offensive. The distance from the terminal location was too far from the slips per several residents and board members. Traffic will come down Caudry with buses and drops off going behind the building, staging for vehicles waiting to board vessel, trucks are lower. Eliminated elevated passage walkways. For the Chapter 91 license, the location was pinpointed. CC consulted about water runoff issue.
Administration offices were located on the 2nd floor of the old cinder block dock building and now in a new Palmer Ave building; ticket office over to a temporary terminal building with a variance on the building due to flood zone issue. The pier where the building has been is now the location of Slip 3.

Mr. L. Davis: Sea level rise is impacting coastal designs and new building codes. The Flood Zone criteria are driving raising buildings out of the flood zone. The elevations of the two passenger piers and 3 transfer bridges are determined to maximize accessibility for passenger on/off piers. This is a major project goal. Re-grading the site due to slopes. Buildings are now at elevation 5-6ft. They will go to 10’ at asphalt pavement level and curve brings pedestrian level up to 10’6” for new ground elevation at the new building. One ramp rung up to elevation 13’ which is 1st floor of terminal building and is the highest it can get. 13 feet is not high enough for the flood zone requirements for design so a variance will be needed. State officials and Coastal Zone Mgt say they will support the variance with dry-proofing system provisions.

Mr. L. Davis stated the building can’t float so the building base has a 2 ½ ft concrete slab for 1st floor, then concrete wall perimeter wall. Walls and windows will have a deployable system in place. Water proof barriers and submersion of the building were discussed and best material is stone. The Candle House with its historic stone structure will be a model for the terminal building with matching in the color of the stone as closely as possible.

Three alternative terminal designs: Buildings sit in same footprint of 52ftx113 ft located with terrace on N and W sides; North side building entrance; entry and exit off terrace on W. North of terminal is a plaza as a central hub with restrooms and main access to north passenger pier. North end of site, closest to WH is a new park with waterfront access. Circulation plan: Shuttle buses drop off in bus lanes crossing into plaza and terminal door. At Luscombe and Railroad Ave, elevation 5.8, there will be grading up to elevation 10 with accessible slopes. There will be enough distance to get walkups sloping up to plaza.

**Reduced Saltbox Roof:** Reduced sloped roof resulting in the elevation of the top of the entire building’s roofline being 40.5ft. 2nd floor is housed within dormers to reduce building massing.

**Two-Story Gable Roof:** Higher roofline at 42ft than Saltbox and only for 60% of the building’s length. Top of roofline over waiting lobby (40% of building’s length is at 33.5ft.

**Three-Story Gable Roof:** Top of roofline of gable roof over the center of building and less than 30% of building’s length at 58.4ft elevation. Top of roofline of the remaining ell portions of building are at elevation 42.2ft.

Mr. Davis: The length of the terminal building has been decreased from 123ft to 113ft. A concession stand was removed and replaced with vending machine per
comments from WHBA. Having a one storied building is not an option due to disruption of traffic flow and would continue to block the water view. Public concerns were addressed. Each slip is at a different elevation due to vessel design. Concerns discussed about the grade changes from the ground elevation to the terminal elevation.

Board raised many questions about design details and massing. Tying Woods Hole village architectural elements into the design will help make the site a part of the village: Fenestration, use of stone, architectural details, water view spaces inside building and outside.

Public Forum: Thursday at 6pm in the Falmouth High School auditorium and another form on Martha’s Vineyard in early April.

State Ethics Commission review Chairman Haddad re: Woods Hole Partners LLC and Dome restoration: A letter was sent to the Planning Board by the Attorney for the Woods Hole Partners stating that Chair Ed Haddad and Nicole Goldman should recuse themselves from the WH dome project due to a conflict of interest issue. The letter refers to a presentation Ms. Goldman made on behalf of the Dome back in July, 2018 and the vote by the board. Chair Haddad indicated that after consultation with Town Counsel and input from the MA Ethics Board, he does not have a conflict and does not need to recuse himself from when an application for the property is made to the Commission. Ms. Goldman has not gotten a clear response regarding her status. Chair Haddad asked Corey to speak with Town Counsel. Ms. Goldman also noted that the minutes from the July 2018 meeting were incorrect and inquired about amending the minutes if there is found to be a mistake.

Please note: There is no Dome discussed in the July 10, 2018 minutes: The August 7, 2018 minutes had a long discussion and vote.

Update: Review RFP to have Intern/Student and edit CPC List of Significant Buildings: Chair Haddad spoke with Sue Moran, BOS Chair about going before BOS to provide information about the need for an intern assistant editing the CPC List of Significant Buildings and get approval for the proposed expenditure.

Update: Application to MHC to revise historic district boundaries: Chris Skelley of MCH sent an application response stating he didn’t understand what the board’s intention. Corey reached out to Mr. Skelley explaining the board’s intention via email and will forward email to board. Previously in talking with Mr. Skelley, he said to submit an abbreviated application without much detail since the historic districts have been established. Corey asked Mr. Skelley to respond to the
comments and the board will respond to the comments. Mr. Skelley referred to a list of buildings per village vs just a list of buildings in general that are in the historic district. We were working off an old list. The current list needs some editing.

**Update: Application to MHC to expand Woods Hole historic district boundary:**
Board discussed hiring a consultant to add new addresses and possible consultants are Eric Dray or PAL. Letter will be sent to PAL by Corey.

**Correspondence:** Correspondence received March 19, 2019 through April 2, 2019 MHC letter received regarding the Childs River Restoration project in Mashpee and Falmouth. The project is within the Waquoit River Historic District and other locations. This is an FYI for our board.

**Approval of Minutes:** *FHC Meeting March 19, 2019*
Motion: Ed Haddad/Nicole Goldman: Postpone approval motion until the April meeting due not all members read the minutes.
Vote: Unanimous

**Proposals reviewed administratively—letters of non-applicability issued:**
19.14 54 Main Street First Congregational Church replace windows
19.15 20 N Fal Hwy Mason Wilcox replace gutters
19.16 170 Old Main Rd Joe Malone maintenance work
19.17 40 North Main St Inn on the Square replace windows
19.18 53 School St Jill McGaffigan rebuild retaining wall
19.19 PO BOX 1052 WF MA Compassionate Care of ALS temp signage
19.20 68 Main St First Congregational Church window removal

**Next Meeting Date:** *May 7, 2019 Regulatory meeting*
Chair Haddad has scheduled June 8, 2019 to present to the BOS an update on the FHC activities and will review the presentation with the board during the May meeting. Highlights will be: Adjustment of the Woods Hole historic district boundaries, Demotion Delay change from 6 months to 12 months; Inventory project.

**Adjournment:** 9:10pm.

*Please note that agenda items may be taken out of order, per affirmative vote by the Board*