

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, March 25, 2026, 6:30pm

To all persons deemed interested or affected by the Town of Barnstable's Old King's Highway Historic District Act under Section 9 of Chapter 470, Acts of 1973 as amended. You are hereby notified that a hearing was held by remote participation via Zoom Meetings on the following applications:

Bett McCarthy, Chair	Present
Erin Donovan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Erica Brown, Administrative Assistant	Present

A quorum being met, Chair Bett McCarthy called the hearing to order at 6:30 pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest when the application is called.

Roll Call

Chair Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Lesley Wallace
Erin Donovan
Wendy Shuck
Bett McCarthy

Continued Applications

None

APPLICATIONS

Schneider, Thomas & Elizabeth, 191 Stoney Point Road, Barnstable, Map 336, Parcel 028, Built 2020

Install rooftop solar panels.

Wendy Shuck moved to open the public hearing. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck-aye
Bett McCarthy- aye

Emilie Outslay from Tesla was in attendance for this item.

Emilie presented a dwelling built in 2020 with a proposal of 20 solar panels; 10 of the solar panels would be located on the front of the house and 10 of the panels would be located on the back of the house.

OKH Approved 04/08/26

Committee Discussion:

Wendy- Asked for clarification regarding whether the panels are matte or glossy. Emilie answered that all the panels are a matte black color. She asked if the equipment would be on the side of the house. Emilie answered that the equipment would be within the attic and would not be visible. Wendy noted the location of the dwelling which is not on a designated scenic road and is in a remote area. Given its location, Wendy had no objection to the proposal.

Erin- Noted that the first rendering picture is deceiving as there is no vegetation in front of the dwelling. The front of the dwelling sits close to the street and is extremely visible. Given the visibility of the dwelling, she felt the panels located on the front should be moved.

Lesley- Noted the color of the roof is very light. Emilie stated as the dwelling is only a few years old that the owner is probably not amenable to reroofing the building. Lesley stated given the light coloring of the dwelling and the roof, the contrast of the black panels really stands out. Lesley noted she does not think the panels on the front of the dwelling are appropriate but the panels on the back or located in another area would be appropriate.

Bett- Agreed with the Committee’s comments. She felt that the panels stood out on the light roof but also noted the remote location of the dwelling. She suggested that the front either be filled with more panels to cover the light roofing, or to relocate the panels to the rear or to possibly the shed on the right side of the house.

Public Comment: None

*Wendy Shuck moved to continue the certificate of appropriateness application for Schneider, Thomas & Elizabeth, 191 Stoney Point Road, Barnstable, Map 336, Parcel 028, Built 2020 to install rooftop solar panels to the Wednesday April 8, 2026, meeting at 6:30pm to be held remotely via Zoom.
Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye*

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

March 11, 2026

Wendy Shuck moved to approve the March 11, 2026, minutes as submitted. Lesley Wallace seconded.

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- aye*

Wendy Shuck- aye
Bett McCarthy- aye

Next Meeting Date: April 8, 2026; April 22, 2026

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday March 25, 2026. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace-aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 6:52pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

OKH Approved 04/08/26