

**OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT  
COMMISSION**

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**TOWN CLERK  
TOWN OF SANDWICH**

AUG 16 2002

**RM Properties, Inc.**

**V.**

**Decision #2002-8**

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**RECEIVED & RECORDED**

**Old King's Highway Regional Historic  
District Committee For the Town of  
Sandwich**

On Tuesday, August 6, 2002 the Commission held a hearing on Appeal #2002-8 filed by RM Properties, Inc. seeking reversal of a decision by the Sandwich Historic District Committee granting a Certificate of Appropriateness for construction of a new Greek Contemporary Colonial styled dwelling to be located at 19 Crestview Drive, Sandwich, Massachusetts.

Present were Jeffery Wilson, Barnstable; Paul White, Sandwich; Deborah Gray, Yarmouth; Roy Robinson, Brewster; Elizabeth Wilcox, Dennis; James R. Wilson & Leslie Ann Morse, Acting Commission Counsels and Ronald R. Montaquila, for the appellant/applicant.

The Committee's decision was filed with the Town Clerk on July 11, 2002. The appeal was entered with the Commission on July 18, 2002, within the 10-day appeal period.

**The Appellant's Presentation:**

Ronald R. Montaquila addressed the Commission on behalf of the Appellant/Applicant and requested that the determination of the Town Committee be reversed and that the Commission issue a Certificate of Appropriateness for the proposed new building. He submitted plans of the proposed building and photographs of other houses in the area. He stated that the building was modified to address the objections of the Committee. He felt that the proposed building would be compatible with the neighborhood.

**The Town Committee's Presentation:**

Paul White addressed the Commission on behalf of the Sandwich Town Committee. He stated that the style and design of the proposed dwelling was not similar to other houses in the area and offered pictures of the nearby houses. He also indicated that his Committee was concerned about the applicant's intent to clear the lot. He distributed a copy of the Sandwich Committee's minutes, which identified a number of design features that were in conflict with the other buildings in the area. He indicated that his committee felt that the design was not compatible.

**Discussion:**

The members of the Commission reviewed the plans and the pictures of other houses in the neighborhood. Some of the members indicated that they had visited the sight and agreed with the Town Committee's opinion that the design was too mixed in its style and variety of features. The members indicated that the design contrast with the other houses near the sight. They agreed with the Town Committee's determination that the style and design of the applicant's proposed dwelling was sufficiently incompatible to deny the issuance of a Certificate of Appropriateness.

**Findings:**

The Commission found as follows:

That the design and style of the proposed building would create a significant visual and aesthetic incongruity for its neighborhood.

That the Committee was not arbitrary, capricious or erroneous in its action.

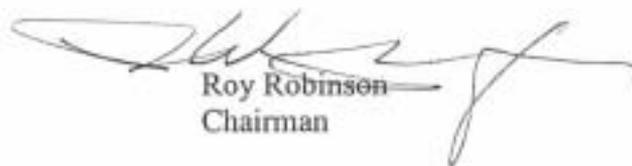
That the Committee did not exceed its authority.

That the Committee did not make an error in denying the applicant's application for a Certificate of Appropriateness.

**Determination:**

As to Appeal #2002-8, the appeal is denied and decision of the Sandwich Committee is affirmed (4-0-1).

Any person aggrieved by this decision has a right to appeal to the District Court Department, Barnstable Division, within 20 days of the filing of this decision with the Sandwich Town Clerk.

  
Roy Robinson  
Chairman