



Town of Barnstable  
Growth Management Department  
Hyannis Main Street Waterfront Historic District Commission

[www.townofbarnstable.ma.us/hyannismainstreet](http://www.townofbarnstable.ma.us/hyannismainstreet)

To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing was held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2<sup>nd</sup> Floor 6:30 P.M. on Wednesday, February 1, 2012.

MINUTES  
February 1, 2012

Members Present: George Jessop, Dave Colombo, Joe Cotellessa, Bill Cronin, Meaghann Kenney, Brenda Mazzeo (Alternate)  
Members Absent: Marina Atsalis, Paul Arnold  
Also Present: Elizabeth Jenkins, Principal Planner

Meeting called to order at 6:37pm

Continued Business

Certificate of Appropriateness

First Cape Venture Realty Trust, 415 Main Street, Map 326, Parcel 014

Signs and outdoor dining; table tops and bases, umbrellas, seating

Represented by Mike Caggiano of Plymouth Sign Co

- Submission of revised building sign sketch <sup>1</sup>
- Style changed from curved to straight lines: sign size is 30" high – fascia is 26x16; placement identified as 6" above fascia
- Four (4) gooseneck lighting proposed above and mounted behind the sign; fixtures are black; sample shared and approved
- Meaghann Kenney requests altering the "V" in Prova to enhance the visual identification for international visitors
- Sign is carved gold leaf; background color to be black satin finish

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to approve the application for sign and lights as amended with the revision of the letter "V" in Prova

Vote: So voted unanimously

Motion duly made by Dave Colombo, seconded by Meaghann Kenney to continue the application for the outdoor dining, table tops and bases, the umbrellas and outdoor seating to February 15, 2012

Vote: So voted unanimously

Certificate of Demolition

Mary Real Estate Trust, 39 Pearl Street, Map 308, Parcel 089

Demolition of existing building

\*\* Brenda Mazzeo recuses

Represented by Michael Reddish of Reddish Building Co.

- Meaghann Kenney has submitted required documentation abiding by the Mullin Rule
- Mr. Reddish states his correspondence to property owners has not been answered
- Chair Jessop refers to letter sent to property owner from Paul Roma, Building Inspector<sup>2</sup>, and response received
- Property owners recognize order of demolition as ordered by the TOB Building Department and agree to it

Motion duly made by Bill Cronin to approve the application for full demolition

Discussion:

- Commission's options and purview reviewed
- Salvaging building is not a viable option
- Motion re-stated

**Motion duly made by Bill Cronin, seconded by Dave Colombo to allow the demolition in its entirety**

**Vote: Aye – Kenney, Colombo, Cronin**

**Abstain - Jessop**

**Vote re-clarification**

**Vote: So voted unanimously**

Commission will inform the TOB Building Department of approved demolition

\*\* Brenda Mazzeo returns

New Business

**Certificate of Appropriateness**

**Beech Tree Alley, 599 Main Street, Map 308, Parcel 118**

Valet parking sign

Represented by: Mike Caggiano of Plymouth Sign Co.

- Updated rendering submitted<sup>3</sup>; only Commission recommendation not incorporated was reverse color(white on black) on the bottom of the sign; Mr. Caggiano agrees to change and will submit new rendering to Theresa Santos for the file
- Bases: no rendering available at this time; seeking cast iron umbrella style base

**Motion duly made by Dave Colombo, seconded by Joe Cotellessa to approve the application with the top of the sign being white on black, and the bottom half black on white, with a cast iron umbrella-like base to secure the sign post**

**Vote: So voted unanimously**

**Minor Modification**

**Beech Tree Alley, 599 Main Street, Map 308, Parcel 118**

Beech Tree Cantina Signs

Represented by: Mike Caggiano of Plymouth Sign Co.

- Review of proposed signage change<sup>4</sup>: business sign to include the Beech Tree
- Colors: same as previously approved
- Sign is cedar sandblasted with gradient appearance
- Meaghann Kenney prefers tree in black, Brenda Mazzeo agrees; Dave Colombo proposes Hunter Green paint which is already incorporated in the buildings
- Lighting: small shrouded spotlights

**Motion duly made by Dave Colombo, seconded by Joe Cotellessa to accept the application as presented with the exception of Hunter Green as the green in the tree on the sign**

**Vote: So voted unanimously**

Other Business

Review / Adopt District Design Guidelines

- Draft distributed<sup>5</sup> and reviewed
- Formal column design
- Square profile concrete base design
- Bollards, lamps, base, shaft
- Height of lighting fixtures; need maximum height identified should there be second floor occupancy on Main Street; general height recommendation of 15' proposed from Elizabeth Jenkins;
- Site design includes area at the site for outdoor cafes and display of some goods
- Bill Cronin prefers articulation rather than uniformity; service and loading guidelines not applicable to all businesses on Main Street

- Landscape setbacks as identified in the Zoning Code for the HVB district; Planning Board has interpreted to allow pedestrian amenities within the landscape for pathways and benches
- Landscape berms design should be done in such a way to accommodate snow storage and melt into the landscape; would rather not see berms; Elizabeth Jenkins clarifies intent of eliminating the appearance of surface parking lots on Main Street that screens the parking area from Main Street and helps preserve pedestrian orientation of the district; Chair Jessop suggests language change from berm to landscape contouring which would allow for other choices
- Chair Jessop requests addition of painting curbing white with reflective paint is important, especially at entrances and exits; Elizabeth Jenkins speaks to Commission's jurisdiction and the branding colors of businesses

**Motion duly made by Bill Cronin, seconded by Dave Colombo to approve the guidelines as revised**  
**Vote: So voted unanimously**

### **Minutes**

**Motion duly made by Joe Cotellessa, seconded by Bill Cronin to approve the minutes of January 18, 2012 as amended**  
**Vote: So voted unanimously**

### **Other Business**

Letter to Mr. Phillip Miller, Beech Tree Alley, LLC submitted into record <sup>6</sup>

- Elizabeth Jenkins has been in contact with Mr. Miller in regards to the deviation from the plans on the stone columns; stone columns may be appropriate, however, have not been approved by the Commission; Elizabeth Jenkins recommends a Minor Modification be filed
- Concerns and clarification needed regarding rear fence, stone wall, door lighting, door numbers and arch with spotlight: Elizabeth Jenkins to review approved plans; permit with the Building Department remains open

Follow up required:

- Meaghann Kenney requests Elizabeth Jenkins to follow up as the graphics on the sign were not what was approved for both the International Inn and Black Pearl Tattoo

**Motion duly made by Bill Cronin, seconded by Meaghann Kenney to adjourn**

Meeting adjourned at 7:39pm

Next HHDC meeting scheduled for Wednesday, February 15, 2012 at 6:30pm

<sup>1</sup> Updated design – First Cape Venture, 415 Main Street

<sup>2</sup> Letter regarding 39 Pearl Street

<sup>3</sup> Valet Parking Sign – Beech Tree Alley

<sup>4</sup> Minor Modification: Beech Tree Alley – Business sign

<sup>5</sup> District Design Guidelines

<sup>6</sup> Letter to Phil Miller

Respectfully submitted

Theresa M. Santos

Growth Management

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

\*\* Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> \*\*