



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.townofbarnstable.ma.us/hyannismainstreet

BARNSTABLE TOWN CLERK

2015 AUG 10 PM 12:57

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, 2nd Floor at 6:30pm on Wednesday, July 1, 2015.

APPROVED AS AMENDED MINUTES

Members Present: Chair, George Jessop – Vice Chair, Paul Arnold, Bill Cronin, Marina Atsalis, and Brenda Mazzeo and new member John Alden also in attendance.

Members Absent: David Colombo, Bill Cronin and Taryn Thoman

Staff Present: Elizabeth Jenkins, Principal Planner and Karen Herrand, Principal Assistant, Growth Management Dept.

A quorum being duly present, Chair Jessop opened the meeting at 6:31 p.m.

An announcement was made by Chair Jessop stating the meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, §20; and requested that anyone taping this meeting to please make their presence known.

New Business

Speedway LLC – 50 Ocean St., Hyannis, Map 327/Parcel 264

Two Business Signs – change of existing signage

Carol Bugbee, Philadelphia Sign Co. in attendance. Reference is made to the picture of the sign, Exhibit A.

Chair George Jessop states that no electronic or back lit signage is allowed in the Historic district.

Carol Bugbee replies they can change to external lighting.

Paul Arnold comments/clarifies the logo, Exhibit A.

Carol Bugbee explains that they will be painting the numbers red and white. Exhibit B, removing existing Hess sign.

Marina Atsalis comments that the logo (old) Hess is much smaller. Can the signage logo can be reduced in size? The new sign is much larger and more commercial looking. The older Hess sign was less obtrusive.

Chair George Jessop suggests that they could border the sign and do a white border.

Carol Bugbee confirms they could do a 1 ½ inch border.

Brenda Mazzeo confirms the size of the sign.

Paul Arnold comments that this type of border would be sufficient to him.

Carol Bugbee clarifies the black and the red both need to have the border. Center stays the same. Repainting numbers on the pumps. Sign on bldg. not going to be illuminated. They could do a wood composite/pvc and put vinyl S on it, same style.

Exhibit C, picture of the logo, badge sign (second sign).

Chair states picture framed. Vinyl S with red background.

Wood composite..vinyl S, picture framed on wood composite, square cornered, not radius.

Motion entertained by Chair George Jessop, moved by Paul Arnold, to accept the signage as submitted with the following revisions; sign showing cost of gas be bordered with a white 1.5 inch border all around, the letters will not be self illuminated, letters will be changed by hand, and the sign on the bldg. will be wood composite with white 1.5 inch border with vinyl facing on red background, square cornered, same size as proposed, and the pump numbers be made red, seconded by Marina Atsalis, so voted unanimously.

Abraham Petroleum Inc. – 149 North Street, Hyannis, Map 309/Parcel 226-001

Two Business Signs – change of existing signage

Carol Bugbee in attendance. She hands out revised pictures, Exhibit D. She gives an explanation of the revisions. Three signs.

Chair George Jessop clarifies that these will also have a white border. Will there be color changes to the blg. for the facia sign?

Motion made by Brenda Mazzeo to accept the application with the following revisions; the Speedway sign facing the road, High School Rd., Ext., the two sided sign, add a 1.5 inch white border, and the sign box also add a 1.5 inch white border and square the corners, and on the Speedway facia wording sign on the building be placed on a grey background, (existing) and no internally lit signage, seconded by Marina Atsalis, so voted unanimously.

Shoestring Properties, LLC – 110 School Street, Hyannis, Map 326/Parcel 121

Demolition of two structures on the property, a vacant residential structure and a restaurant building (The Dockside)

Stuart Bornstein in attendance. He gives an explanation of the proposed demolition(s).

Several Architects from Merge Architects in attendance; Karen Giannattagio and Elizabeth Whitaker.

Dan Ojala, Downcape Engineering in attendance.

John Keenan in attendance.

Chair George Jessop asks for clarification of the bldg.(s) to be demolished, reference to plan, Exhibit E.

Elizabeth Jenkins explains/gives a history of the residential structure. A comprehensive permit for MGL Chapter 40B was previously sought out by Mr. Bornstein in the late 1990's for condominium use and he had filed an application with the Hyannis Historic Commission for demolition of this bldg. and it was approved, unclear if it was officially issued. Out of caution it is being presented again to secure permission. Reference to Form B, Exhibit F.

Chair George Jessop asks if there is any Public Comment. None.

Motion entertained by Chair George Jessop, moved by Paul Arnold to approve demolition of the residential structure on 53 South Street, seconded by Brenda Mazzeo, so voted unanimously to approve.

Motion entertained by Chair George Jessop, moved by Marina Atsalis to approve the demolition of the Dockside Restaurant at 110 School Street, seconded by Paul Arnold, so voted unanimously to approve.

Chair George Jessop asks if there is any Public Comment. None.

Shoestring Properties, LLC – 110 School Street & 53 South Street, Hyannis, Map 326/Parcel 121 and Map 326/Parcel 125

Construction of 33 dwelling units in several 2, 3 and 4-story multi-family residential buildings and associated site improvements including parking (surface & underground), an in-ground pool, site lighting and signage.

Elizabeth Whitaker makes a presentation of the proposed project as follows; More contemporary style. Rendering of the landscape plan, Exhibit G. She explains diagram of the rendering, 5 buildings in a cluster connected to atrium spaces. Each building houses 3 to 4 units, smallest is 900 square feet and the largest is 2300ish sq. feet. There will be 33 units all together, at least 20 plus great views and preserve green space for the town and the pool area.

Paul Arnold asks about setbacks.

Dan Ojala answers about 23 ft. on one side the other side is well over 45 ft.

Elizabeth Whitaker makes reference to rendering, Exhibit H, (packet as submitted).

Townhouse look in a series of 9, 5 on the skinny site/side and 4 on the wide site/side with the pool, each having 3 units. Look at many different styles. Some have recessed balconies.

Material pallet is classic shingles but possibly combine with cedar, all natural materials, masonry base at the foundation, garages, most of the parking is below grade, two parking areas one under each lot, some parking at street level for guests, requirement is 1.5 spaces per unit per zoning.

The recessed balconies provide social dynamic to the street. Access points are in between the bldg's, allow for light, and private entry.

Stuart Bornstein makes reference to rendering, Exhibit I, states that this is the view that would be seen if driving down South Street. They would bury all utilities. LED lighting which will emulate what is there. Three workforce housing units. All underground parking, people take elevators to get to their unit, which will open up into their unit. Storage will be in cages downstairs. Energy rated bldg. They have had alot of interest from people working in the downtown area. They did surveys and luncheons to get feedback. This will be market rate apartments. 21 units will have water views.

Chair George Jessop states that this matter will be continued, he has questions. There are no drawings that show adjacent bldg's. Would like to see some waterviews. No perspective in relation to this structure. Surge elevation.

Dan Ojala replies that the site goes up to about 30 ft., the ground level. It's a bluff that overlooks. He makes reference to Site Plan's aerial picture of the inner harbor, Exhibit J, where you can see the size of the parking lot next door.

There will be some nice public benefits to this project. There will be a waterview once they remove three ft. of mound of dirt, the parking will be hidden, utilities buried, bollard lights. This will improve the whole street.

Chair George Jessop states the Commission needs more time to review. What this will look like from Harbor. This site is high ground. He has some issues with the vertical scale. He would like to continue this to the next meeting.

Elizabeth Jenkins suggests to take public comment tonight and get feedback from the Commission so as to move forward from there.

Paul Arnold states that he thinks overall this would make it into a plus for Hyannis. He questions weather you would get year round residents. He walked around the sight and it needs something desperately. It would be a plus.

John Alden (new member) comments that the whole area needs upgrading, this is something positive.

Marina Atsalis would like to discuss the appearance, this does not look like Cape Cod or Nantucket. Very outdated contemporary look, reminds her of the 1960's. The vertical siding doesn't age well. It is out of character for the harbor.

She would like to see more like an old Cape Cod style.

Stuart Bornstein replies that this is a contemporary Cape Cod. The shingles age well, 30 yr guarantee. The vertical look is the general feeling. They have had a lot of positive feedback for this. It's a different mindset.

Marina Atsalis replies, she would like to see it look like Hyannis Village, the Village of Hyannis, and to comply with existing architecture. Maybe another part of town may be better. She would like to see it from the harbor, different views.

Brenda Mazzeo comments that she thinks this is a great improvement. She isn't a fan of contemporary architecture, but I like the idea of the underground parking, and the balconies. She likes the height elevations because they look like little houses.

Elizabeth Whittaker states that they are looking at red cedar for shingles, shiplap. They are still looking at samples. A light color. She is passionate about the detail for the roof design.

Chair George Jessop suggests red cedar or white pine shingles and not to use same shingles for the roof.

Marina Atsalis asks for rendering of the view from School St., facing the harbor? Exhibit H.

Chair George Jessop clarifies that we need to see the view from the harbor.

John Keenan, from Keenan & Kelly in attendance. He comments that the harbor has two sides. This view is totally different, this will begin a transition from the colonial, you can put modern into this context.

Marina Atsalis disagrees, she is not against contemporary, but this is a very little harbor and the Village of Hyannis takes the brunt of experimentation, maybe a contemporary Cape Cod design would be better. She will not change her mind and is very firm on her view/that.

Chair George Jessop asks for Public Comment

Mark Sullivan of 89 Lewis Bay Court. He is in support of this project and welcomes the addition to the neighborhood. He does have concerns with the height of the bldg. will they be blocked by the height? If project doesn't do well would this then be a rental type of use, transient? Otherwise this would be welcome.

Elizabeth Whittaker replies that they can do some studies to check the view.

Elizabeth Wurfain, Executive Director of the Hyannis Main Street Business Improvement District in attendance, BID. They are excited about the project. This is what the Chamber of Commerce and Civic Association have been asking for, market rate and upscale housing to balance the community and to fill in valuable undeveloped real estate. She loves the underground parking. She has concerns about staying within our roots, keeping a classical Cape look. A Nantucket look is what is desirable with classical features. Maybe add pieces that are recognizable to us, Chatham, Nantucket look. Yellow and brown may be to much of a stretch. It is a good sophisticated head start.

Elizabeth Whittaker answers that they will look at other colors. The contemporary look presented here is a baby step in terms of contemporary architecture.

Stuart Bornstein comments that this design is what people liked. He expects 60 to 70% of them to be pre sold before they are even built.

Public Comment

Robert Hall in attendance. He likes the project but he thinks that it is inconsistent to what is here now. Out of context with the harbor, doesn't think it is appropriate, not right for the harbor.

Robert Jones, Chairman with Port Council, Steamship Authority and Wayne Lamson, General Manager in attendance. They are here to see what the project is about. Main St and the Harbor has evolved with many different types of architecture. He likes the concept. He does see some of the Nantucket Town house look to it. He likes the individual houses and space in between, this will dress up that end of South Street.

Chair George Jessop closes Public Comment

Chair George Jessop comments the next step is in the details. There are other materials available for shingles and siding. Shiplap siding doesn't have any durability. We need view(s), from the harbor, may be a photo, and elevations shown. Perspective views, to get a sense of the scale. Also views from the Steamship Authority.

Motion entertained by Chair George Jessop, moved by Paul Arnold to continue to July 15th, 2015, seconded by Brenda Mazzeo, so voted unanimously.

Other Business

Approval of Minutes – June 3, 2015

Motion entertained by Chair George Jessop, moved by Paul Arnold to approve the minutes as presented, seconded by Brenda Mazzeo, so voted unanimously.

Motion made by Paul Arnold to adjourn, seconded by Brenda Mazzeo, so voted unanimously.

Meeting adjourned at 8:25 p.m.

Next HHDC meeting scheduled for July 15, 2015

Respectfully submitted
Karen A. Herrand

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

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

List of Exhibit Documents

Exhibit A and Exhibit B - Pictures of sign and gasoline pumps – 50 Ocean St., Hyannis - Map/Par 327/264

Exhibit C – Picture of Badge sign – 50 Ocean St., Hyannis - Map/Par 327/264

Exhibit D - Picture of sign – 149 North St, Hyannis – Map/Par 309/226-001

Exhibit E - Demolition Site Plan, dated June 3, 2015 – 110 School St., and 53 South St., Map/Par 326/121 and 326/125

Exhibit F – Form B – Map/Par 326/121 – 110 School St.

Exhibit G - Landscape Site Plan, dated June 3, 2015 – Map/Par 326/121 - 110 School St.

Exhibit H - Rendering –View North on School St. – Map/Par 326/121 – 110 School St.

Exhibit I - Rendering – View South along School St. – Map/Par 326/121 – 110 School St.

Exhibit J - Site Plan aerial view - Map/Par 326/121 – 110 School St.

APPROVED AS AMENDED