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Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
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, 2nd Floor at 6:30 pm on **Wednesday, August 15, 2018.**

MINUTES

Members Present: Betsy Young, John Alden, Tim Ferreira, David Dumont and Marina Atsalis

Members Absent: Taryn Thoman and David Colombo

Staff Present: Karen Herrand, Principal Assistant, Planning & Development Dept.

An announcement was made by Chair Betsy Young, 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

Rashmi Vasudeva d/b/a Hyannis Dental Group, PLLC – 17 School Street, Hyannis – Map 327 Parcel 149
New Business Sign

Janet Neff in attendance. Explains that this is a new sign/business. She passes out other pictures she has of the sign, Exhibit A.

Tim Ferreira asks for clarification of the picture at the top of the sign/tooth fairy, is this pink?

Dave Dumont asks about any background, or is tooth the actual sign? Clarifies fiberglass material.

Marina Atsalis asks about clarification of the colors, green and blue.

Motion entertained by Chair Betsy Young, moved by Dave Dumont, seconded by Marina Atsalis, John Alden votes yes. Tim Ferreira votes no. The motion passes 4 to 1.

Eastern Insurance – 641 Main Street, Hyannis – Map 308 Parcel 132
New Business Sign

No one in attendance.

Dave Dumont asks if there is an existing sign there now?

Chair Betsy Young clarifies and refers to picture of existing sign, Exhibit B.

Marina Atsalis likes the proposed new sign.

Discussion re high density foam and any issues with the material.

Motion entertained by Chair Betsy Young, moved by Marina Atsalis to approve, seconded by John Alden, so voted unanimously.

Big Pink Ltd Partnership – 49 Elm Ave., Hyannis – Map 327 Parcel 075

Fencing and Bike Rack

Attorney Anthony Mazzeo in attendance and Applicant Jeff Lyons.

Attorney Mazzeo explains the proposal to do exterior, split rail fence, hydrangeas in front and behind the building, they would like to put in a bike rack and fence to enclose the garbage cans.

Dave Dumont asks for clarification regarding the temporary fence that he has seen there now.

Attorney Mazzeo clarifies that this is just a temporary fence.

Marina Atsalis asks if they will paint the fence? Clarifies 2 rails.

Dave Dumont agrees and states that now the temporary fence is not attractive/low quality. He suggests paint it white and have shorter sections.

Chair Betsy Young clarifies what it will be, how many rails. Reference to Exhibit C, picture of the fence and the bike rack proposed.

Jeff Lyons, applicant agrees they will change to white fencing.

Tim Ferreira refers to Exhibit D, which is a metal bike rack. Clarifies which bike rack are they proposing to use.

Jeff Lyons states they are/will use the white one, not the metal one and confirms that the bike rack will be in the back of the bldg.

Discussion regarding material of bike rack and if it will hold up.

Motion made by Marina Atsalis to accept with the suggestions made for a two rail, white fence, seconded by Tim Ferreira, so voted unanimously.

Cape Cod Regional Transit Authority – 215 Iyannough Rd., Rte 28, Hyannis – Map 327 Parcel 156-001

Certificate of Non applicability – Project consists of paving, retaining wall, drainage, landscaping associated with relocation of bus bays and installation of solar panels to be located on canopies over bus bays – Not a public way and not visible from the public ways adjacent to site.

Paul Wackrow, Planner, explains that this is located behind the Main Street Hyannis Transportation Center. Site Plan had discussed the visibility of the project and it was suggested to submit a Certificate of Non Applicability application to vet if needs full application or not.

Chair Betsy Young clarifies that they are deciding if visible from any public space/way.

Tim Ferreira states that he is confused, there are other properties being sold there.

Dave Dumont states that he sees a lot of change being proposed.

Tom Cahir, Administrator of Cape Cod Regional Transportation Center in attendance. He explains that they have been trying to create /expand bus bays and add solar canopies. Moving parallel to the railroad tracks and constructing 18 canopies, this

is all on the Commonwealth of Massachusetts property. Would like to start the work next month. His staff went to 10 different locations, he has pictures, regarding views from all of the ways, see Exhibit E.

Chair Betsy Young clarifies where/that the road that cuts through behind the CCRTA, where Pufferbellies was and that this is not a public way.

Discussion regarding how the vote should be and what a Certificate of Non Applicability entails.
Abutters notified, more buses being used, traffic issues.

Marina Atsalis states that she would like to see more information/this is not sufficient for approval, whether visible or not.

Dave Dumont would like to see a landscape plan and materials being used.

Paul Wackrow interjects and states that if this comes to the Commission as a Certificate of Appropriateness then these items would come to them. He explains the difference in the two applications.

Tom Cahir replies that his understanding was that they are only seeking a Certificate of Non Applicability to confirm that there is no visibility to /by any public ways.

David Dumont confirms that this is correct re application as a Certificate of Non Applicability, if we only are to approve that it is not visible.

Marina Atsalis states that whether we see it or not, it's just as important, we do complete bldg's. Would like to see some other information for the project. Would like to see pictures of what is proposed for work. The Commission approved this building a long time ago.

Tom Cahir states that they already have 12 bus bays, they will be replacing and approving the look.

Chair Betsy Young clarifies that we are here to confirm that it is not visible from a public way.

Dave Dumont suggests maybe a plan can be drawn and then highlighted/colored, so they can do a comparison.

Bob Plakias, from Solect Energy, who is working with CCRTA on the project in attendance. The plans are an engineering design, they are working on renderings that will be better and available in a few weeks. The existing does not have solar.

Chair Betsy Young confirms the work to be done.

Tom Cahir replies that this is Commonwealth of Mass property.

Henry Swiniarski, from CCRTA in attendance. He clarifies that under Site Plan Review/Commonwealth owned land is exempt from zoning approval. There was some uncertainty whether they should come to HHDC or not.

Discussion regarding HHDC's approval needed.

Chair Betsy Young asks for guidance and directs to the Planner Paul Wackrow.

Paul Wackrow explains that if denied the next step would be to apply for Certificate of Appropriateness for exterior alterations, then the aesthetics would be up for discussion. He clarifies that this is a state owned bldg.

Henry Swiniarski interjects that this is a major development of the East End, they are working closely with the Town. There is no angle where this project would be visible.

Chair Betsy Young states that there are a few people who are hesitant. Suggests maybe a continuance and have Applicant come back with drawings to the next meeting? She is ready to vote the certificate based upon what the pictures show.

Tim Ferreira states that this is visible. His point is that they are adding 6 more bays.

Tom Cahir reiterates it can't be seen from a public way. States they will come back if need be. He was surprised that they had to come to HHDC anyway. He appreciates the importance of HHDC/the role they have. He apologizes and he is happy to come back and present.

Marina Atsalis states that it would be nice to see the landscaping.

Paul Wackrow interjects/states that there have been no other approvals besides Site Plan Review, no other boards involved.

John Alden comments that this sounds like it has already been approved, doesn't see why it is on our Agenda.

Henry Swinarski reads and passes around a narrative paragraph from the HHDC's ordinance, see Exhibit F.

"Impacts to "exterior architectural features" need HHDC approval – Such exterior portions of buildings, structures, and places that are visible from the public rights-of-way, including but not limited to architectural style and general arrangement and setting thereof, the kind, color, and texture of exterior building materials, the color of paint of other materials applied to the exterior surfaces, and the type and style of windows, doors, lights, signs and other appurtenant features."

Henry Swinarski clarifies the distance from the street and the visibility, over a thousand ft. away, not visible in any way.

Motion entertained by Chair Betsy Young, moved by Dave Dumont to approve project based on limited information on the structure itself, that existing bays be moved and not visible from public ways, and approve Certificate of Non Applicability, seconded by John Alden, all in favor. Marina Atsalis abstains. The vote passes 4 to 1.

Harborview Hotel Investors LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035/00A

New Construction

Tom Swenson in attendance. He explains where the construction will be, and refers to the rendering, Exhibit G.

Marina Atsalis asks if there is anything unsightly that would face Ocean St., and windows that are existing, what will happen to these?

Tom Swenson points out on the plan A1.1, Exhibit G, that there will be some piping and they will be building a screen in front of it, white slats on a frame and that will hide the gas piping and that the windows will be removed. They want to keep the project to scale and keep size down.

Dave Dumont clarifies the layout and confirms the roof will be flat and match lobby material.

Tom Swenson confirms materials and states that the lobby materials will match.

Motion made by Dave Dumont to approve as submitted, seconded by John Alden, so voted unanimously.

Chandler Bosworth – 459/461 Main Street, Hyannis – Map 308 Parcel 083

Removal of Exterior Partition

Chair Betsy Young asks for clarification of what is being removed.

Chandler Bosworth in attendance. He explains the two store fronts and the partition that divides the two. The tenant is taking over the two sides, the original function was to separate the two stores.

Dave Dumont asks about brick behind.

Tim Ferreira asks if any brick will be removed?

Chandler Bosworth replies no, just the partition.

Marina Atsalis clarifies that it will be visible, some trim board between the two doorways.

Chair Betsy Young entertains a motion to approve as presented, moved by John Alden, seconded by Dave Dumont, so voted unanimously.

Other Business

Approval of July 18, 2018, Minutes

Motion entertained by Chair Betsy Young to approve, moved by Dave Dumont, seconded by John Alden, so voted unanimously.

Marina Atsalis refers to the discussion re the shanties on the draft minutes and everyone writing something about it.

Dave Dumont interjects that his personal opinion has changed and he has made a visit to these and he thinks they are back far enough, he thinks there is a real sense of family. He personally doesn't have a problem with these shanties on the hill.

Marina Atsalis reiterates that this is a big change to the Village Green. We are losing green area near our harbor. Also, see letter dated August 1, 2018, handed out by Marina Atsalis, Exhibit H.

Motion made by John Alden to adjourn, seconded by Betsy Young, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Paul Wackrow lets the Commission know of a historic inventory meeting that is coming up.

Next HHDC meeting scheduled for September 5, 2018

The meeting adjourned at 7:40 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

- Exhibit A:** Picture of sign – 17 School St., Map/Par 327/149.
- Exhibit B:** Picture of existing and proposed sign – 641 Main St., Map/Par 308/132
- Exhibit C:** Picture of property/fence/bike rack – 49 Elm Ave., Map/Par 327/075
- Exhibit D:** Picture of bike rack (not used) – 49 Elm Ave., Map/Par 327/075
- Exhibit E:** Pictures of map and site/aerial views of visual from public ways – CCRTA 215 Iyannough Rd., Map/Par 327/156-001
- Exhibit F:** Narrative copy of HHDC “exterior architectural features” regulation - CCRTA 215 Iyannough Rd., Map/Par 327/156-001
- Exhibit G:** Letter from Marina Atsalis dated August 1, 2018 – handed out at meeting.

