



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**  
[www.townofbarnstable.ma.us/hyannismainstreet](http://www.townofbarnstable.ma.us/hyannismainstreet)

19 JUL 17 AM 11:50

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 is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2<sup>nd</sup> Floor at 6:30 pm on **Wednesday, May 15, 2019.**

**MINUTES**

**Members Present:** Cheryl Powell, Taryn Thoman, Cecelia Carey, Jonathan Kanter, David Colombo, Betsy Young and David Dumont and Marina Atsalis

**Members Absent:** Tim Ferreira

**Staff Present:** Karen Herrand, Principal Assistant, Planning & Development Dept., Paul Wackrow, Principal Planner, Planning & Development Dept.

An announcement was made by Cheryl Powell, Chair, 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. *Please silence your cell phones.*

**Call to Order**

**Roll Call**

**Welcome to New Members, Special Guests, and Advisors**

**Housekeeping**

Chair Cheryl Powell states that there are reappointment forms due for three members – Marina Atsalis, Cecelia Carey and Betsy Young. Please get copies of these to Staff/Karen.

**Reminder of Commission's Purpose and Proper Procedure**

Chair Cheryl Powell refers to Chapter 112 Purpose of HHDC, refers to Exhibit A, draft minutes from May 1, 2019.

**New Business**

**Warren T. Baxter, Inc. – 102/104 Pleasant Street, Hyannis – Map 326 Parcel 128**  
Sign

Ben Baxter in attendance. He gives an explanation of the proposed signage. Sign to be gold leaf. Other/older signage is coming down.

Taryn Thoman refers to the color chart, pg. 2, Golden Rod Historic.

David Dumont asks what the material will be.

Ben Baxter replies that the sign can be removed in winter. It will be vinyl material for the sign lettering.

Marina Atsalis confirms the old signage will be removed.

Ben Baxter replies yes. Also, trees are rotted in the area.

David Colombo confirms the area and the building/restaurant that the sign is for.

**Chair Cheryl Powell asks for any public comment – None.**

**Chair Cheryl Powell entertains a motion to make Findings, moved by Marina Atsalis that this application is compatible with the preservation and protection of the district, seconded by Taryn Thoman, so voted unanimously.**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Taryn Thoman to issue a Certificate of Appropriateness for the application at 102/104 Pleasant Street, Hyannis, as described in the submitted materials, seconded by Dave Dumont, so voted unanimously.**

**Mark Patel d/b/a Hyannis Plaza Hotel 662 Main Street, Hyannis – Map 308 Parcel 049**  
Signage

Mike Caggiano, Plymouth Sign Co. in attendance. He explains that the proposed signage will be same size, placement as existing. They will be sliding old face out and new one in. Would like to remove one of the smaller signs below this sign as well.

Taryn Thoman clarifies how the new sign will be put in and that it will be two signs.

Marina Atsalis asks if something will be going where the small sign is?

Chair Cheryl Powell asks for clarification re the signage as a whole will include the smaller sign below and the larger one as well.

David Colombo asks if the smaller one will have a border as well? It would be nice to have a black border on the smaller sign. The second sign for above the entrance, this is probably too thin for a border here.

Mike Caggiano states yes, they can do a black border on the small sign. They would like to go with gold leaf lettering over white fascia for the entrance sign, see Exhibit B. This is not what the original rendering had.

**Chair Cheryl Powell entertains a motion to make Findings with the changes for a black border and gold leaf lettering on the entrance sign, and incorporate the changes, moved by Betsy Young to find this application to be compatible with the preservation and protection of the district as submitted with the following changes; a black border around bottom smaller sign, closest to street, and the original proposed design be replaced with gold leaf individual letters, seconded by Taryn Thoman, so voted unanimously.**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Marina Atsalis to accept/approve the application at 662 Main Street, Hyannis, with the appropriate changes and materials, so voted unanimously.**

**Wayne Kurker 77 Pleasant Street, Hyannis – Map 327 Parcel 118**

Proposed relocation of building, including windows, doors, siding, roof; installation of signage; and construction of parking lot

Wayne Kurker in attendance. He gives a review of the past discussions with HHDC. This house is in a hole and in disrepair. Refers to his plan, Exhibit C. Would like to bring fill into the area. Bring house out to the street. As a parking lot you could drive by and not see cars down here. He refers to the pictures of the house, Exhibit D. House next to this one he donated to the Housing Authority. If moved up the hill it will look better and parking would be hidden. He will need to go to Planning



Board (PB) and Town Council for a regulatory agreement (development agreement stated). Possible doing parking lot with gravel, for a temporary time, later convert to asphalt. He will discuss with PB.

David Dumont clarifies that the house will be replicated if it cannot make the move.

Wayne Kurker replies yes.

**Chair Cheryl Powell asks for any public comment**

Ben Baxter in attendance. He comments that they would like parking there now as well (Baxter's). A lot of workers take the Fast Ferry and park cars in their lot, in the summer and now uber people are doing the same. Clarifies it would be paid parking. This would help them with their problem of people parking in their lot illegally. He doesn't think gravel would work here.

Wayne Kurker states there is a sewer easement here, Town owns.

Ben Baxter mentions flooding concerns here in the past. – in support of this.

Marina Atsalis asks about the foundation.

Wayne Kurker replies that there's a crawl space under the house.

**Chair Cheryl Powell closes public comment.**

David Dumont asks about the elevation and refers to the bldg. on the house – looks like an add on. – Exhibit D. Same 6 over 6 windows?

Ben Baxter states that this add on bldg. is over 50 years old.

Wayne Kurker confirms this part is non historic.

Chair Cheryl Powell clarifies the non historic parts/add parts on the house. Refers to pictures of house, Exhibit D. Asks about the incline, the fill to be used/how.

Wayne Kurker replies few uses with the elevation and points out where to be leveled off.

Chair Cheryl Powell asks about the fragile condition of the house and if it can't make the move.

Wayne Kurker states yes, he would use the bones of the house if it can't make the total move.

Betsy Young asks if he is working with the Town now?

Wayne Kurker replies only the Town Manager at this point. Claims Town Manager is in favor providing that it ended up looking like a house in the neighborhood. He would leave as is and try make the house better, but in very bad shape now.

Taryn Thoman thanks Mr. Kurker for coming and doing an application before the Commission. In keeping with the historic character is really their concern. She would be in favor of moving it and keeping what you can. Reference to narrative of application submitted, Exhibit E, what if doesn't make it up the hill/move?

Wayne Kurker reiterates that he would want to make a replica of the house.

Paul Wackrow has some pictures up on the screen for better viewing of the house, Exhibit D.

Wayne Kurker explains that he would do a duplicate of the original house, the add ons wouldn't be there. He won't be salvaging the windows doors, because not at code and in terrible shape. Would replace with energy efficient windows, materials, hardy plank siding, and would like to move chimney with it, if not keep existing inside.

Marina Atsalis asks if bricks fall off/apart possible to save bricks and rebuild chimney with original bricks?  
Wayne Kurker replies, yes, he could do that.

Taryn Thoman would like to salvage as much as possible.

Discussion re existing doors.

David Dumont states that it depends as to when the move actually happens and then you can see.  
Wayne Kurker thinks the odds are better than even that it will make the move.

Discussion re coming back with any exterior plans.

David Colombo clarifies that they could allow the move and preserve as much of the structure as possible that he will replace the windows and doors and as much as possible to the specifications of the house.

Chair Cheryl Powell clarifies that a replica would be done if not.

Paul Wackrow comments that we have no design or plans now for this.

David Dumont confirms that the existing doors and windows will not be used.

Marina Atsalis asks if considered the double dip shingles?  
Wayne Kurker replies that this is a clapboard house.

**Chair Cheryl Powell entertains a motion to make Findings, moved by David Colombo to find this this application to be compatible with protection and preservation of the district, with the understanding that the house to be moved, original part, and to keep as much as possible of what can be saved, and what is not able to be saved to be replicated with like materials/modern materials with the same design, windows and doors to be replaced, like for like and keeping bricks for the chimney, seconded by Taryn Thoman, so voted unanimously.**

Chair Cheryl Powell interjects the motion and directs to the Planner, Paul Wackrow.  
Paul Wackrow confirms with the Chair that the new house wouldn't be coming back to the Commission.  
Chair Cheryl Powell confirms – the motion is voted on and passes.

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young, to issue/approve the application for 77 Pleasant Street, Hyannis, as submitted/described with the amendments made, seconded by Jonathan Kanter, so voted unanimously.**

### **Other Business**

Informal Discussion - Growth Incentive Zone

Paul Wackrow gives a presentation - Development of Regional Impact (DRI) and Growth Incentive Zone (GIZ).  
Thresholds. Demolitions outside, new construction sites, residential developments, Cape Cod Commission (CCC). DRI review would take place before any municipal board/entity looks at.  
Towns can modify – GIZ downtown Hyannis. Review of boundaries. This area has the infrastructure to support this type of growth. There are 8 different zoning districts within. Majority of HHDC is in this GIZ area. First authorized in 2006, modified last year. Almost all of Cape Cod Hospital has to go to Cape Cod Commission (CCC). The focus is on growth and areas with compatible infrastructure. Regulatory Agreements are still subject to CCC regulation. Town can choose to modify at any point. Five year check in mechanism. No more cumulative threshold structure.

Chair Cheryl Powell clarifies that this discussion is for educational purposes only.



Chair Cheryl Powell refers to the CCC handout – “*Technical Bulletin 97-001 Guidelines for DRI Review of Wireless Communication Towers Adopted 10/9/97; Revised 3/4/99; Revised 9/30/2010*” ( received from Chair), Exhibit F, given out to Commission Members tonight.

### **Approval of May 1, 2019, Minutes**

**Motion made by Taryn Thoman to table/continue the Minutes from May 1, 2019, to the next meeting of June 5, 2019, seconded by Mariana Atsalis, all in favor, except David Colombo abstains.**

### **Old Business**

Referrals to Building Dept.

Chair Cheryl Powell asks if there have been any referrals to the Building Dept.?

Taryn Thoman states that she has a request/she has the date. Can we refer this denied application to the Bldg. Dept? - Would like to know what happened with the denied application regarding the utility boxes that were painted. This application was a denied application.

Paul Wackrow replies that he would like to check on this so that he can provide some background.

### **Matters not Reasonably Anticipated by the Chair**

Chair Cheryl Powell defines/states

– “*The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.*”-

Paul Wackrow states that a general rule should be that if something needs a vote it should not be discussed/public should know about.

Discussion – public comments/issues that may be brought up be placed on the following Agenda.

Next HHDC meeting scheduled for June 5, 2019

### **Adjournment**

**Taryn Thoman makes motion to adjourn, moved by Betsy Young, so voted unanimously.**

The meeting ended at 7:50 p.m.

Respectfully submitted  
Karen A. Herrand

### **List of Exhibit Documents**

**Exhibit A** – May 1, 2019 draft minutes

**Exhibit B** – 662 Main St., Hy – Sign for Hyannis Plaza Hotel – picture of gold leaf lettering for sign

**Exhibit C** – 77 Pleasant St., Hy – COA – site plan

**Exhibit D** – 77 Pleasant St., Hy – COA – Pictures of house/packet material as submitted

**Exhibit E** – 77 Pleasant St., Hy – COA – narrative of application

**Exhibit F** – CCC DRI handout