



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

19 MAY -3 PM 2019

BARNSTABLE
TOWN CLERK

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, 2nd Floor at 6:30 pm on **Wednesday, April 17, 2019.**

APPROVED AS AMENDED MINUTES

Members Present: Cheryl Powell, Taryn Thoman, David Colombo, David Dumont, Cecilia Cecelia Carey, Betsy Young, Tim Ferreira and Jonathan Kanter

Members Absent: Marina Atsalis

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 hands out copy of the Cape Cod Commission April 4, 2019, Meeting Agenda, pertinent to her attending a meeting on March 28, 2019, and Historic Demolition Delay information handed out, Exhibit A.

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reminds the Commission of their purpose - Chapter 112, Article III.

New Business

Hy-Line Cruises - 0 Engine House Rd., Hyannis – Map 328 Parcels 241 & 207
Signage

Marty Riley in attendance, representing Hy-Line Cruises. He explains the proposed signage. Three different signs on a pay to park lot. Will also serve the connecting lot, 9 Engine House Road. Five handicapped signs, a traditional stop sign at exit of 0 Engine House Rd., and a Pay to Park parking sign affixed to the fence on 0 Engine House, would like a 4 x 4 size.

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

Taryn Thoman asks if Engine House Rd. is a private road? Stop sign standard?

Marty Riley states it's a residual designation/location off of Rte 28, CCRTA, Transportation way. He thinks the designation goes back many years and believes it is a private way. Stop sign is standard.

Chair Cheryl Powell entertains a motion on the Findings, moved by Taryn Thoman that the Commission find this application to be found compatible with presentation and protection of the district, seconded by Betsy Young, so voted unanimously.

Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by David Colombo to issue a Certificate of Appropriateness for the Applicant at 0 Engine House Rd., Hyannis as described and submitted, third sign to be a 4 x 4 size (not 5 x 5), seconded by Taryn Thoman, so voted unanimously.

Fulya Tanyu d/b/a Hyannis Inn – 473 Main St., Hyannis – Map 308 Parcel 084
Signage

Fulya Tanyu in attendance. She explains the new proposed signage. She refers to pictures of signage (4 signs), Exhibit B. Front facing bldg., Main Street, 192" x 23.5, wood carved sign.
Second sign corner of South St. and High School Rd, wood carved sign.
Main St. current sign, lighted, will have name change to Hyannis Inn only.
High School St., no signage now, this to be placed on the building facing High School Rd.

Chair Cheryl Powell asks for public comment - None.

Taryn Thoman clarifies gold leaf on the signs.
David Dumont confirms the blue background color with the gold trim as well.

Fulya Tanyu replies, yes/confirming carved with gold trim.

David Colombo clarifies carved wood, believes two signs allowed. Check with the Bldg. Commissioner regarding signage allowed – May need approval for a third sign.

Paul Wackrow interjects/clarifies that it is the Bldg. Dept's final determination re signage amount.

Chair Cheryl Powell entertains a motion on the Findings, moved by Dave Dumont that the Commission find this application to be found compatible with presentation and protection of the district for the application located at 473 Main St., Hyannis, seconded by Taryn Thoman, so voted unanimously.

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jonathan Kanter to issue a Certificate of Appropriateness for the application at 473 Main Street as described in the submitted materials, seconded by David Dumont, so voted unanimously.

The Ceppetell Group – 561 Main St., Hyannis – Map 308 Parcel 111-00A
Awning and Fence

Dan Ceppetell in attendance. He gives an explanation of the proposed change to the awning and fence, refers to photos, Exhibit C. This shows what the new awning would look like, marine blue. Shutters and doors would also have color change. Hyannis Oyster Bar will be the new name. The existing fencing is 6 ft. tall with a descending height, photos, Exhibit C. There is a shed now that is rotted and water logged, condition of the fence is in disrepair. Take 6 ft section and wrap around corner, service area and go an additional section down to block the driveway. The wood picket fence will remain the same, 3 ft. height, white, in front and wrap around corner.

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

David Dumont clarifies that the front will remain unchanged, replace with the same?
Dan Ceppetell replies yes.

Betsy Young clarifies the height of the fence in the front of the building.

David Colombo comments good plan. Will you come for another sign, doors and shutters, please bring samples of all for us when you do come back, possible continuance for this, same color shutters/doors.

David Dumont asks if the Commission can do an amended application now?

Chair Cheryl Powell asks for clarification regarding the shed.

Dan Ceppetell replies that it is used for storage now, the bottom is rotted out. Shed will have to be removed, the new fencing would take place and block off where shed is now.

David Dumont clarifies that this is not on a foundation (temporary) and can be removed.

David Colombo asks if plan is to match with the awning. We could approve the application with this amendment, bldg. color to remain yellow as well.

Chair Cheryl Powell entertains a motion to make Findings, moved by Betsy Young to find compatible with preservation and protection of the district, seconded by Jonathan Kanter, so voted unanimously.

Chair Cheryl Powell entertains motion for a Certificate of Appropriateness, moved by David Dumont to issue Certificate of Appropriateness at 561 Main St. as described with submitted materials and the stipulation of an amendment to application that there will be a change to shutters and front doors to match the awning color, seconded by Taryn Thoman, so voted unanimously.

Old Business

Update on Communication with Building Dept. and Enforcement

Chair Cheryl Powell refers to two letters, Exhibit D and Exhibit E, that have been received (Drafts) from the Bldg. Commissioner Brian Florence. She explains what each letter is for; letter to notify re infringements – *Notice and Request for Voluntary Compliance* and *Notice of Hyannis Main Street Waterfront Historic District Commission Violation and Order to Cease, Desist and Abate. For the Commission's review.*

David Colombo thinks these drafts are very thorough.

Chair Cheryl Powell would like all Commissioners to send email any comments to staff with any suggested edits.

Old Business

Wayne Kurker – 77 Pleasant st., Hyannis – Map 327 Par 118

Informal discussion of parking lot proposal, requesting input on strategies for Joseph C. Linnell House (c. 1840).

Taryn Thoman asks for clarification as to why we are having a discussion for this again? No application, should be some guidelines as to what the Commission is expected to do and clarification of such.

Paul Wackrow explains that Mr. Kurker is looking for some more feedback re his first discussion/proposal, materials sent out this time to Commission. Discussion: re application and discussion for this.

Wayne Kurker in attendance. He refers to a draft plan, Exhibit F, He points out the abutting properties, drainage easement that Town has. Has spoken with Town Manager regarding putting a parking lot there, he doesn't want any visible parking lots, but if invisible, yes. His thoughts are to move house up the hill and plant trees. There is quite the demand for parking. First goal to move the house, but if unmovable would he have support from the Commission to build a replica? Option 1 to move, option 2 to replicate it. The back piece isn't historic. To get approval for a parking lot he can only get through a development agreement (regulatory agreement) that he has not applied for yet, with the Planning Board/Town

Manager/Town Council. He wanted to let Planning Board know that he has been to HHDC and discussed with this Commission. Letter of support to the Planning Board. If he can move, it wouldn't be up to current codes with the Bldg. Dept. Looking for input from HHDC.

Chair Cheryl Powell asks for any public comment

Dominic Alessandra in attendance/Keepers of Sea Captain's Row/Pleasant St. This is an endangered area and some homes are beyond repair – new development project coming with 60 units. He thinks that by moving the house, street level, to the front may be good, there is open land there and it would make a good parking area.

Discussion regarding moving the house/elevating it/options.

Chair Cheryl Powell closes public comment

Tim Ferreria clarifies that he is looking to put a parking lot here, asks about fill.

David Dumont asks how many proposed spaces?

Wayne Kurker thinks 73 spaces possibly. Issues to work out with Site Plan, it would be paid parking for ferries.

Tim Ferreira asks if parking relief was done in the past, re McEvoy properties, previous project for the 60 units?

Paul Wackrow replies, yes he thinks there was, possibly 5 or less spaces, different use for McEvoy properties.

Taryn Thoman asks if house is inhabited, functioning rental? Is the house on the National Register?

Wayne Kurker replies, yes, tenant there now and it does have significant relevance. Paul Wackrow confirms that it is a contributing building.

Taryn Thoman asks if it falls apart and need to do a replica could you use the bones of the house, this would be a good idea. Commission has had issues in the past with a letter of support. Likes the idea of it being on the street, and use bones of the original house/core materials, with as much of original structure as possible.

Would like to know about sub committee findings in the past (Sea Captain's Row project) and would like clarification regarding a regulatory agreement that came before us in the past – two years awaiting response for this.

A letter of support is a vote. This may be a problem without some clarification.

Discussion regarding Regulatory Agreements and the process.

David Colombo agrees that the house is in a hole, elevation issues, commends the plan to hide a proposed parking lot and efforts to move the house. Asks what process, what are our options - HHDC?

Paul Wackrow replies/refers to the Memo from Staff, Exhibit G, the Commission can give technical assistance and guidance to interested parties in the district.

Chair Cheryl Powell asks about a donated piece of property.

Wayne Kurker explains that he made a deal with Housing Authority whereby he finally donated this to them.

Chair Cheryl Powell clarifies that it is a rented property now/tenant here now, the house doesn't look bad.

Wayne Kurker replies yes, the inside is not in good shape, not a good situation now.

Discussion regarding elevation, fill and foundation and lifting/moving house, use of easement area. Parking lot: materials to be used, lighting, access, signage, kiosk.

Chair Cheryl Powell would like an application submitted as opposed to a letter of support.

Taryn Thoman asks if the house was moved would it be used for a rental property?

Wayne Kurker replies yes, he would like to use for some employee rental housing.

Taryn Thoman suggests/asks if Commission can go to the view the house?

Chair Cheryl Powell suggests that three members go to visit. Suggests doing the visit and then ~~the~~ Mr. Kurker coming back with an actual application.

Betsy Young clarifies that if house can't take the move then a rebuild would be a replica of the bldg.

Wayne Kurker replies yes, but no building codes can be met for the interior.

Paul Wackrow comments possibly doing site visits individually and verification for this needed before going.

Chair Cheryl Powell clarifies that they will verify this first - three members or individually for this visit.

Other Business

Approval of April 3, 2019, Minutes

Taryn Thoman makes a motion to table these minutes to the next meeting, seconded by Dave Dumont, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for May 1, 2019

Discussion regarding recusal of Commission members at the next meeting. David Colombo will not be here for the next May 1, 2019, hearing.

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Taryn Thoman, seconded by Betsy Young, so voted unanimously.

The meeting ended at 7:52 p.m.

Respectfully submitted

Karen A. Herrand

List of Exhibit Documents

Exhibit A – Cape Cod Commission Notice and Historic Demolition Delay information

Exhibit B – 473 Main St., Hyannis Inn – pictures of proposed new signage

Exhibit C – 561 Main St., Hy – Oyster Bar – pictures of proposed new awning and existing fencing

Exhibit D – Bldg. Dept. draft letter - notification

Exhibit E – Bldg. Dept. draft letter – enforcement

Exhibit F – Wayne Kurker – site plan 77 Pleasant St., Hy

Exhibit G – Staff Memo - Wayne Kurker – 77 Pleasant St., Hy