



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

**MINUTES**  
**OCTOBER 7, 2020**

**Members Present:** Cheryl Powell, Betsy Young, Cecelia Carey, David Sorensen, and Jack Kay

5 NOV '20 PM 2:07  
BARNSTABLE TOWN CLERK

**Members Absent:** David Colombo, David Dumont and Tim Ferreira

**Staff Present:** Karen Herrand, Principal Assistant, Gloria McPherson, Economic Development Coordinator, Planning & Development Dept.

The Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/98177476877>

Phone: 888 475 4499 US Toll-free

Meeting ID: 981 7747 6877

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. Please note that this meeting will be recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A §20, anyone taping this meeting please make their presence known. Please silence your cell phones

**Call to Order**

**Roll Call Attendance:**

Jack Kay

David Dumont – absent

Tim Ferreira – absent

Betsy Young

David Colombo – absent

Cecelia Carey

David Sorensen

Cheryl Powell

Welcome to New Members, Special Guests, and Advisors  
Kris Clark, Town Council Liaison in attendance, Precinct 11.

**Housekeeping**

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

Chair Cheryl Powell moves Agenda items out of order.

**New Business**

**TD Bank – Plymouth Sign Co. – 307 Main Street, Hyannis – Map/Parcel – 327/103**  
New Business Signage

Mike Caggiano, Plymouth Sign Co. in attendance for the Applicant – TD Bank is making a national change with their logo. Would like to take the TD bank off and just have the TD logo on the signage – just removing the word “Bank” and centering TD for both signs (2). Same posts, and same colors.

Cecelia Carey asks about two signs that are currently fixed to the bldg., will those be changing?  
Mike Caggiano, those are staying the same.

Betsy Young clarifies the materials are the same.  
Mike Caggiano replies, yes.

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

**Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find this application to be compatible with preservation and protection of the district, for 307 Main Street, Hyannis, seconded by Cecelia Carey,**  
**Roll Call Vote:**

Jack Kay – aye  
Betsy Young – aye  
Cecelia Carey – aye  
David Sorensen – aye  
Cheryl Powell – aye  
Tim Ferreira – absent  
David Colombo – absent  
David Dumont – absent

**Chair Cheryl Powell entertains a motion for Certificate of Approval, moved by Betsy Young, to approve the application for 307 Main Street, Hyannis as described in the submitted materials, seconded by Cecelia Carey,**  
**Roll Call Vote:**

Jack Kay – aye  
David Sorensen – aye  
Betsy Young - aye  
David Dumont – absent  
Tim Ferreira – absent  
David Colombo - absent  
Cecelia Carey – aye  
Cheryl Powell – aye

**Jacob Dewey/JP Baxter House LLC – 17 High School Rd., Hyannis – Map/Parcel 308/259**  
Paint color change

Jake Dewey in attendance. He would like to change the front of the existing building color to grey color – Benjamin Moore HC-169, Exhibit A, to match the new buildings in the back.

Betsy Young asks for clarification of the color HC169.

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

**Chair Cheryl Powell entertains a motion on the Findings, moved by David Sorensen to find the application at 17 High School Road, Hyannis to be compatible with preservation and protection of the district, seconded by Cecelia Carey,**

**Roll Call Vote:**

**Jack Kay – aye**

**David Dumont – absent**

**Tim Ferreira – absent**

**David Sorensen - aye**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Colombo – absent**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cecelia Carey to issue for 17 High School Road, Hyannis, as described in the submitted in materials, seconded by Young,**

**Roll Call Vote:**

**Jack Kay – aye**

**Betsy Young – aye**

**David Sorensen – aye**

**Cecelia Carey – aye**

**Tim Ferreira – absent**

**David Dumont – absent**

**David Colombo – absent**

**Cheryl Powell - aye**

**Elizabeth Wurfbain and Sturgis – 430 & 529 Main Street, Hyannis – Map/Parcel - 309/219 & 308/269 Greenhouses – (postponed from September 16, 2020)**

Elizabeth Wurfbain, President of the BID in attendance. She explains the proposed project/greenhouse. Partnered with Sturgis students. Would like to have herbs in them and eventually use for the restaurants on Main Street., two locations. The units are 6 x 8 x 7 ft. tall. Made out of aluminum and plexi glass, doesn't shatter, put on a pallet so can be moved and will probably move into the Armory in January. First time using them – would be solid on a wooden base. Silver color, paint the base silver as well.

**Betsy Young recuses herself from this application.**

Jack Kay asks how will these be secured?

Elizabeth Wurfbain replies – making on a base 2 x 4 and the green house is anchored onto the wood. That will give them weight. They are 7 ft. tall in height. We are choosing buildings for them to be placed in front of, so close to the building to help shelter from some wind. Would move if big storm/inclement weather.

Jack Kay asks, will there be electricity?

Elizabeth Wurfbain replies, yes, decorative, small lighting that will come from the building that it's next to.

Chair Cheryl Powell asks for clarification of the locations – 430 and 529 Main Street ?

Elizabeth Wurfain replies yes, the Wings Bldg. and the old Rockland Trust Bldg. – Sturgis is not in session, both buildings are Sturgis buildings.

Chair Cheryl Powell asks if anyone from Sturgis is here? Unusual for the owner of the properties not be in attendance and these are their properties.

Elizabeth Wurfain states that this was not brought to her attention.

Chair Cheryl Powell clarifies that these will be put on the sidewalk?

Elizabeth Wurfain – green area/adjacent to circle/sidewalk.

Chair Cheryl Powell is concerned about safety issues with the COVID and the additional items that are already outside.

Elizabeth Wurfain states Baybridge person will be attending to them.

Chair Cheryl Powell calls for a 5 minute recess – as Gloria McPherson is not in attendance due to power outage with her remote participation and storm in the area.

**Roll Call Attendance - call back to order.**

**Jack Kay - here**

**David Dumont – absent**

**Tim Ferreira – absent**

**David Colombo – absent**

**Cecelia Carey - here**

**David Sorensen - here**

**Cheryl Powell - here**

**Gloria McPherson/ Staff - on phone now**

**Kris Clark is off at this point.**

Chair Cheryl Powell directs to Gloria McPherson regarding sidewalks.

Gloria McPherson states that this is a joint application with the Town, doesn't see any issue moving forward. You can get a license to do something in a public way – everyone is on board. The Town owns the sidewalk rights. Not aware of the storage being at the Armory. Thinks this is a good project/good for economic climate, nice for kids/families.

Cecelia Carey states that here main concern is the location at 430 Main Street – anything to add about materials that it is constructed with?

Gloria McPherson replies, aluminum, if moved around may run the risk of shabby and getting damaged. Ok if in just one stable location.

Chair Cheryl Powell clarifies that a COA has to be associated with a specific address.

Cecelia Carey asks if any other signage to be included, strictly plants only?

Elizabeth Wurfain replies, just plants and they will be locked.

Chair Cheryl Powell clarifies that they will be locked – whom will be in charge of that?

Elizabeth Wurfain states that they will have a daily person that will be looking over them/BID. These two locations are right near our office.

David Sorensen asks who will be responsible for the upkeep. Any other volunteers for a back up. Doesn't want neglected. Agrees that it needs an anchor/wind could pick it up easily and glass could shatter. Town Engineer or as such looked at it? What is the goal for Main Street for this?

Elizabeth Wurfbain replies they will assign a daily person to water and maintain it. They have someone who already works for them. They have a maintenance staff as well. They have been in contact with DPW and town's electrician will help install. The goal is that adding a natural type of motif is a good/positive active move, brings in the interest of students and back to nature. Sturgis would use the green houses down the line – 4 seasons of growing. We will not be moving these around town.

Kris Clark, sounds like an innovative idea. Was concerned if/with social distancing on Main Street, hoping won't work against this effort to encourage due to one lane traffic modifications to Main Street.

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

Marina Atsalis in attendance. Comment – Doesn't understand the addition of more structures, shanty like for downtown, we have so many - sidewalks were very active, why propose more structures. As long time resident since 1956. Concerns with safety, sanitation and health within these enclosures. Has the Board Health been notified, have merchants been informed. Feels that this does not enhance Main Street, leave well enough alone. Off Topic - As far as concrete flower boxes on Main Street – comments on beautifying painting consistent color, planting with flowers for the 4 seasons. This would take away from concrete look if add wooden boxes instead of the concrete and greenery. Structures on Main Street will act in contrast, we don't need more things on Main Street, on sidewalks, not sure how long COVID restrictions will be in place. Need to beautify what we have without adding more stuff/structures. Put wooden boxes around the concrete blocks that line Main Street. Something simple but beautiful.

**Chair Cheryl Powell closes public comment.**

Chair Cheryl Powell is concerned with the access to it during this pandemic. Glad it will be locked. How many will have access?

Elizabeth Wurfbain replies that one person will have access. While the pandemic, there will only be one person that will have access to it. They have continually worked on Main Street, through all of the pandemic restrictions. We chose the Sturgis locations because they are considered quiet zones on Main Street, so as not to compete with the businesses.

Cecelia Carey asks/directs to Staff – is this a temporary structure or permanent?

Gloria McPherson replies, under the Building Code, temporary is 180 days or less. Important distinction to make.

Chair Cheryl Powell clarifies that would have to be new application every year if done this way – temporary. Familiar with this type of greenhouse. Concerns that the aluminum will oxidize and plexi glass would become/have lines in it. Maintenance concerns.

Cecelia Carey asks if temporary structure is held to the same standard as permanent structure?

Chair Cheryl Powell replies that our standards do not lesson.

David Sorensen is not in support of this application. Doesn't think well thought out safety wise. This is an institutional community organization (BID) whose mission is to improve the district. We have other more important/bigger issues, he has a hard time rubber stamping something this trivial.

Elizabeth Wurfbain replies – the BID is very involved with what happens in Downtown and we helped with the Ambassador program with police. Number one piece is clean and safe. This project is another piece/something positive/innovative and hoping to bring something good to the Downtown.

Chair Cheryl Powell comments that enforcement/police stated that it would be one more thing for police to watch over. They have not gotten back to her yet. Temporary 180 days, possibly come back at a later time/date. Possibly address after the pandemic.

Elizabeth Wurfain agrees, maybe put in for the Spring, it is late in the season now.

Cecelia Carey would like clear answer about the materials that are being proposed. We don't approve aluminum.

Elizabeth Wurfain stated maybe build one off site and then observe it.

Chair Cheryl Powell suggests possibly resubmitting in the Spring.

Elizabeth Wurfain requests to withdraw this application(s) without prejudice.

**Chair Cheryl Powell entertains this request to withdraw without prejudice, Cecelia Carey moves to accept the withdraw without prejudice request for 430 and 529 Main Street, Hyannis, as requested by the Applicant, seconded by David Sorensen,**

**Chair Cheryl Powell tables the item to the next meeting for a vote by all the Commissioners at that time – due to the fact that we have lost some members due to the storm and power outage at tonight's meeting.**

#### **Other Business**

#### **Approval of September 16, 2020 Draft Minutes**

**Chair Cheryl Powell entertains a motion to approve the minutes of Sept. 16, 2020, moved by Betsy Young, seconded by David Sorensen,**

#### **Roll Call Vote:**

**Jack Kay – could not get a response**

**David Dumont - absent**

**Tim Ferreira – absent**

**David Colombo - absent**

**Betsy Young - aye**

**Cecelia Carey - aye**

**David Sorensen – aye**

**Cheryl Powell - aye**

**The minutes are approved.**

Next HHDC meeting scheduled for October 21, 2020

**Chair Cheryl Powell entertains a motion to adjourn, moved by David Sorensen, seconded by Betsy Young,**

#### **Roll Call Vote:**

**Jack Kay – could not get a response**

**David Dumont - absent**

**Tim Ferreira - absent**

**Betsy Young – aye**

**David Colombo - absent**

**Cecelia Carey – aye**

**David Sorensen – aye**

**Cheryl Powell – aye**

The meeting ended at 8:22 p.m.

#### **List of Exhibit Documents**

**Exhibit A – 17 High School Rd., Hy – Map/Parcel 308/259 – paint swatch color**

**Submitted: Karen Herrand**