



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

BARNSTABLE TOWN CLERK

MINUTES
July 21, 2021
6:30 p.m.

2021 AUG 12 PM 2:50

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

Members Absent: Cecelia Carey, David Colombo

Staff Present: Elizabeth Jenkins, Director and Karen Herrand, Principal Assistant, Planning & Development Dept.

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 6:30 P.M. on Wednesday, July 21, 2021.

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 Sorensen
Betsy Young
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Kristine Clark, Town Council Liaison in attendance.

Moment of Silence – for Tim Ferreira

Chair states a thank you to Town Council President, Matt Levesque and Town Council Liaison Kris Clark for the moment of silence and tribute for Commissioner Ferreira at the Town Council's last meeting.

Kris Clark thanks Chair Cheryl Powell for the written tribute she gave her for Tim Ferreira.

Updates

- Trainings
- Awards - Jessica Rapp Grassetto - possible doing an award, sending information for that.
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

New Business

Barnstable Housing Authority – 146 South Street, Hyannis – Map 326 Parcel 027

Various Plantings, Terraces and Retaining Wall/Landscape Blocks

Lorri Finton, Director at Barnstable Housing Authority in attendance. She gives an explanation of the proposed project. 120 ft. of frontage on South Street, would like to beautify this area, needs to look nice. End of 146 South Street, there are old creeping Junipers, not that attractive. Refers to diagram, pictures, Exhibit A, take junipers out and replace with hostas, flox, azaleas. Take landscaping blocks and outline 3 separate layers, like terraces. The plants proposed are long lasting, drought resistant and already in the area.

Chair Cheryl Powell refers to material submitted tonight, pictures of blocks – Exhibit B. Clarifies same size shape as in the picture.

Betsy Young asks about this Commission dealing with landscaping and plantings.

Chair Cheryl Powell explains that it's the retaining walls/structures we are reviewing as these are permanent structures.

Chair Cheryl Powell asks for any public comment. None.

Chair Cheryl Powell clarifies where the blocks are being placed/going and how high, curved?

Lorri Finton refers to diagram, Exhibit A, there is an existing retaining wall there now, more pleasing if in a 45 degree angle, to delineate a layer.

Betsy Young asks about species, pollinators – are any of these native species, out of curiosity.

Lorri Finton replies, yes, and a lot of these types of plantings are on the Cape.

Chair Cheryl Powell asks what plants are better to put in?

Elizabeth Jenkins replies that Conservation only takes this on if/for wetlands.

Betsy Young refers to Exhibit A and asks for clarification of what the Commission is approving today?

Chair Cheryl Powell states - allowing the structure to go in.

Betsy Young asks for clarification of where the structure is.

Lorri, Finton replies, it is the already existing blocks that are there, not permanent either. Just to delineate.

Motion for the Findings made by David Sorensen that this application is compatible with the preservation and protection of the district, seconded by Jack Kay,

Vote:

Jack Kay - aye

David Sorensen - aye

Betsy Young - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Sorensen to issue for the application submitted for 146 South Street, seconded by Jack Kay,

Vote:

Jack Kay - aye

David Sorensen - aye

Betsy Young - aye

Cheryl Powell - aye

Harborview Investors, LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035

Sign

Mike Caggiano of Plymouth Sign Co. in attendance. Raw Bar sign. Existing. Used to be Blue Water Grill. Raw Bar has taken it over. Proposing to put blue background, raised individual letters, posts don't move, everything stays the same.

Jack Kay asks if it is illuminated?

Mike Caggiano replies, yes externally, not internally lit.

Betsy Young asks if it is carved?

Mike Caggiano replies, no attached three dimensional letters.

No public comment.

Chair Cheryl Powell entertains a motion on the Findings, moved by David Sorensen, finds this application to be compatible with the preservation and protection of the district, seconded by Jack Kay,

Vote:

Jack Kay - aye
David Sorensen - aye
Betsy Young - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young to issue for 213 Ocean Street, as described in the submitted materials, seconded by Jack Kay,

Vote:

Betsy Young - aye
David Sorensen - aye
Jack Kay - aye
Cheryl Powell - aye

131 Ocean Street, LLC c/o Newport Hotel Group – 131 Ocean Street, Hyannis Map 326 Parcel 043
Signage

Mike Caggiano of Plymouth Sign Co. in attendance. Previously it was brought up that the sign in the back of Ocean Street, existing 4 x 4, a type/kind of directional sign located here. Would like to keep same color scheme, navy and white letters, single sided, vinyl letters, painted.

Cheryl Powell asks if the signs are the same, see Exhibit C, will this be a 3rd sign for this property? 149 Ocean Street, abuts two parcels. She reads Commissioner Cecelia Carey's email into record: *"Regarding the 131 Ocean Street application. We have two signs proposed under one address however, one of the signs is on the abutting property. Page 7 of the epack shows the sign at is actually located on 149 Ocean Street. The former Hyannis Holiday spans two abutting parcels (149 and 131). The new ownership is 131 Ocean Street, LLC which is most likely the source of confusion. At the last hearing for 131 Ocean Street, the applicant's representative discovered a third sign on the 131 Ocean Street parcel. We suggested he file a Minor Modification to avoid the fee. I'm offering this in the event they have to submit another application under the 149 Ocean Street address."* – is this the minor modification from the previous application?

Mike Caggiano replies we have the main sign out front, this was brought to the last meeting– believes the same property, one on the building itself, and one out front.

Chair Cheryl Powell asks if this is a directional sign "Ocean Street Inn" "Next left" if two signs already and have another, suggests this may serve as that is a directional sign, so may would not count towards the two business signs?

Elizabeth Jenkins replies, he is using pre existing, non conforming on these signs. The Building Dept. would make the determination for this. Advantage of pre existing non conforming, and will be addressed at sign permitting process.

Chair Cheryl Powell clarifies – brought up because of the application for 149 Ocean Street previously.

Mike Caggiano states that they are trying to clean it up over in that area/here.

Betsy Young clarifies two signs and not adding a new sign. Same owners?

Mike Caggiano yes, same owners of the properties.

Chair Cheryl Powell asks for any public comment. None.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find that this application is compatible with the preservation and protection of the district, seconded by Jack Kay,

Vote:

Betsy Young - aye

David Sorensen - aye
Jack Kay - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young to issue for application at 131 Ocean Street as described in the submitted materials, seconded by David Sorensen,

Vote:

Betsy Young - aye
David Sorensen - aye
Jack Kay - aye
Cheryl Powell - aye

Shiv Sal LLC d/b/a Cape Cod Inn/Duck Inn Pub – 447 Main Street, Hyannis Map 308 Parcel 081-001
Sign

Mike Caggiano of Plymouth Sign co. in attendance. He explains the proposed existing internally laminated free standing sign, would like to reface and/or new box. The existing is dated, curved and old material. Same pipe, same location, same size, updating the logo/replace the old lighting with LED lighting.

Betsy Young asks what type light, white, warm?

Mike Caggiano replies, yes, not harsh, warm white light.

Elizabeth Jenkins interjects, internally illuminated signs are not allowed in this district.

Mike Caggiano, yes, it's existing like this.

Elizabeth Jenkins, the Commission may want to consider that this is a full new sign, opportunity to improve in terms of compliance with the code. Not approvable as of today.

Mike Caggiano asks if reface can keep as it is?

Chair Cheryl Powell asks because an upgrade to the existing, would want to upgrade to LED?

Mike Caggiano they would use LED lights when replaced. Hyannis Harbor sign for example, had lamps inside, kept this sign the same. Could keep the original lights in there.

Jack Kay, didn't think we could have internally lit signs.

Elizabeth Jenkins clarifies that the sign is significantly non conforming already, this would be an opportunity to upgrade it.

Mike Caggiano states that the size should be ok, based on frontage.

Jack Kay says it has a light outside, why both internal and external?

David Sorensen comments, would be within the discretion, shouldn't matter for purposes if grandfathered.

Chair Cheryl Powell, maybe if stay with existing lighting and no LED?

David Sorensen, if replacing entire sign can no longer rely on grandfathered status – is this correct?

Elizabeth Jenkins - suggestion may be good to transition from internal light to external light.

David Sorensen, asks where does it say lose grandfathered status?

Elizabeth Jenkins clarifies that an upgraded sign would be more compatible.

Jack Kay asks will the pipe remains the same, post remain the same?

Mike Caggiano, we will take old box down and put new one up. Now it's aluminum, steel pipe, that's the existing. We would reface to make it look nicer. Explanation of what project entails.

Discussion regarding previous signs with illumination - Internally lit vs. externally lit.

Elizabeth Jenkins states the maximum square footage of all signs max out at 50 sq. ft or 10% of the building, whichever is less. Max 12 sq. ft. of any freestanding - this sign is significantly non conforming.

Mike Caggiano doesn't want to lose the size of the sign. The internally lit part of it seems to be the only issue. Can go back to customer and ask. Change to updated logo, new box and externally lit, better than now, drapes down the length of the sign, floods down, willing to do this. The main thing is to update the look. Keep new design, same size on existing pole, externally lit, to fall within the code for Main Street.

Betsy Young directs to Elizabeth Jenkins - would this bring up an issue with the size?

Elizabeth Jenkins, procedurally, suggests a continuance – nothing in the code that even through replacement wouldn't allow, to take advantage of the existing sq. footage.

David Sorensen, thinks this is sufficiently grandfathered in, and within his right to do. Approve now and then will have a better looking sign.

Chair Cheryl Powell – we have to be careful about precedent. Would like to continue, so can check on this.

Elizabeth Jenkins states that there are Zoning rules and then this Commission's jurisdiction in terms of making sure that the changes to architectural features, regardless – encourage to look at what's conforming and non conforming, size is a little bit trickier. This is a box sign.

Chair Cheryl Powell would like to check with the Building Commissioner. Owe to applicant to double check this regarding the pre existing size. Verify this.

Mike Caggiano, suggests could leave the sign and reface it, that should be fine, same exact design. If not changing a certain percentage of the sign. Could do what we did at Ocean Street, slid new faces in and took old ones out. This is a flex face, like vinyl, could keep it of the same material.

David Sorensen asks if do this would require approval?

Elizabeth Jenkins, yes and permit.

Jack Kay asks if he has looked inside the existing sign?

Mike Caggiano, yes, looked inside, doesn't think they spent any money on it, we can see where the lights are, right now partially lit. Mike Caggiano and Elizabeth Jenkins will facilitate the zoning for this and information.

Mike Caggiano, replies that they can leave as is, or go and come back and talk with Building about the sq. footage, or just reface.

David Sorensen, we can only make a decision on the re facing. How can we make a determination on the size of the sign?

Chair Cheryl Powell entertains a motion to continue to August 4, 2021, moved and seconded by Betsy Young,

Vote:

Betsy Young - aye

David Sorensen - nay

Jack Kay - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Chair Cheryl Powell asks if all still ok with doing the Commission meetings in person, in the Selectmens Conference Room? All are in favor of doing them in person still.

Other Business

Approval of April 21, 2021, draft minutes – tabled at May 5, 2021, June 2, 2021, and June 16, 2021, meetings

Chair Cheryl Powell entertains a motion to approve, moved by Betsy Young, seconded by Jack Kay,

Vote:

- Jack Kay - aye
- David Sorensen – aye
- Betsy Young – aye
- Betsy Young - aye
- Cheryl Powell - aye

Approval of June 2, 2021, draft minutes – tabled at June 16, 2021, meeting

Chair Cheryl Powell entertains a motion to approve, moved by David Sorensen, seconded by Jack Kay,

Vote:

- Betsy Young - aye
- David Sorensen - aye
- Jack Kay - aye
- Cheryl Powell - aye

Approval of June 16, 2021, draft minutes

Chair Cheryl Powell entertains a motion to approve, moved by Betsy Young, seconded by Jack Kay,

Vote:

- David Sorensen - aye
- Jack Kay - aye
- Betsy Young - aye
- Cheryl Powell - aye

Next HHDC meetings scheduled for August 4, 2021 and August 18, 2021

Adjournment

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

Vote:

- David Sorensen - aye
- Betsy Young - aye
- Jack Kay - aye
- Cheryl Powell - aye

The meeting ended at 7:37 p.m.

Respectfully submitted
Karen Herrand

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

List of Exhibit Documents

- Exhibit A – Barnstable Housing Authority – 146 South Street, Hyannis – Map 326 Parcel 027 – Diagram
- Exhibit B - Barnstable Housing Authority – 146 South Street, Hyannis – Map 326 Parcel 027 – Pictures of blocks
- Exhibit C - 131 Ocean Street, LLC c/o Newport Hotel Group – 131 Ocean Street, Hyannis Map 326 Parcel 043 – picture of signs on property