



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**

[www.townofbarnstable.ma.us/hyannismainstreet](http://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, 2<sup>nd</sup> Floor at 6:30 pm on **Wednesday, May 17, 2017.**

**MINUTES**

**Members Present:** Paul S. Arnold, John Alden, Brenda Mazzeo, Taryn Thoman, Marina Atsalis and Timothy Ferreira

**Members Absent:** David Colombo

**Staff Present:** Karen Herrand, Principal Assistant, Growth Management Dept.

**A quorum being duly present, Paul S. Arnold, Chair opened the meeting at 6:30 p.m.**

An announcement was made by Paul S. Arnold, 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**

**Timothy Gaudette d/b/a Downtown Bistro – 372 Main St., Hyannis – Map 327 Parcel 002**  
New Business Sign

Timothy Gaudette in attendance. He gives an explanation of the proposed signage, he has a hand out which is different color and font than was submitted with the application, see Exhibit A. The inner part will be light yellow, the font will be script now. The yellow is very pale, golden.

Tim Ferreira comments about the color, suggests not using yellow.

Tim Gaudette replies that it is a not a bright yellow. The color matches the interior of the business.

Brenda Mazzeo asks for clarification/asks if the awning is gone? Confirms the area and that this will be a hanging sign?

Tim Gaudette replies yes, no awning there any longer and none to replace. The sign will be a hanging sign, size 3 x 3. They would like to use gooseneck lights to illuminate it.

Chair Paul Arnold states that the applicant will need to come back to them for the lighting. This will have to be continued to the next meeting.

**Motion made by Brenda Mazzeo to accept the sign (with newly submitted materials) but will need to see the lighting and the fixtures to be used, seconded by Taryn Thoman, to approve the sign/changes as presented, 3 x 3 size, light cream color. The vote passes, 5 yes and 1 no; Brenda Mazzeo, Marina Atsalis, Taryn Thoman, John Alden and Paul Arnold vote yes. Timothy Ferreira votes no.**

**Motion made by Brenda Mazzeo to continue this application for the lighting and fixtures to be presented to the Commission, seconded by Marina Atsalis, so voted unanimously to continue to the next meeting of June 7, 2017.**

**Jorge Siguencia d/b/a Aztec City – 302 Main St., Hyannis – Map 327 Parcel 095**

Jorge Siguencia in attendance. He gives an explanation of the proposed request for outdoor seating. Reference made to pictures of tables, chairs, fencing proposed to be used, see Exhibit B. He refers to the floor layout for the outdoor seating, Exhibit C. There will be 4 two top tables.

Brenda Mazzeo confirms that the umbrellas will be red.

Taryn Thoman asks how bright will the red color be? Reference to the picture of the umbrella, see Exhibit B. Suggests that burgundy would be a better color than bright red.

Jorge Siguencia replies that he could do a burgundy color, this is not a problem.

Chair Paul Arnold concurs not to have them be a bright, fire engine red. A burgundy color would be better, suggests coming into the office and submitting a sample of/for this color. Clarifies what type of chairs and tables to be used.

Marina Atsalis asks about the weight bearing capacity for the chairs.

Brenda Mazzeo comments/clarifies that it is restaurant furniture, and that this should be accommodating for weight/customer use.

**Motion entertained by Chair Paul Arnold, moved by Marina Atsalis to accept as presented and/with the color change of the umbrellas to burgundy from red, seconded by John Alden, so voted unanimously.**

**Other Business**

Approval of May 3, 2017, minutes

Brenda Mazzeo states that pg. 1, 6<sup>th</sup>, paragraph, 2<sup>nd</sup> line is incorrectly quoted “change the windows to 3 over 3 from 12 over 12” directs to Staff to view video taping of meeting to review and correct please. – Exhibit D (Draft Minutes).

Marina Atsalis asks for clarification/information regarding the subletting comment Pg. 1, 4<sup>th</sup> paragraph, 2<sup>nd</sup> line, “Subletting is allowed once a year”.

Chair Paul Arnold confirms that this is correct.

**Matters not Reasonably Anticipated by the Chair**

Next HHDC meeting scheduled for June 7, 2017

**Discussion – Shoestring Properties, LLC – 110 School Street and 53 South St., Hyannis – Map 326 Parcel 121 & 125.**

Chair Paul Arnold refers to his letter, Exhibit E. He explains that he is happy with his letter, but did not mean to overstep and send a letter without everyone voting/commenting on it first. He comments that most of the Commission didn't like the density, and there were other issues as well. He was not trying to override the Commission. This was meant for a review.

John Alden comments that he is not pleased with the density. He still has questions regarding the on street proposed parking. He agrees with the taxes being needed here, the Downtown area needs that. The McEvoy property, looks like a decent proposal.

Discussion amongst the Commission on this subject;



Brenda Mazzeo comments that the letter did not state that the Commission (HHDC) favored the project, it is not an accurate letter, maybe for the Chair, but not for the others. The plan that was presented was changed, that new plan came to HHDC. She likes the 12 over 12 windows, but then this plan was changed, the pictures were not the same, balcony windows changed, it looked like brick had been placed. It was a different plan.

Timothy Ferreira comments that he thinks a traffic study should be done. This will create more of a problem because there will be more traffic. He thinks that the Applicant should come before HHDC. There is some confusion regarding where/how this should come before us. He refers to the rules, Chapter 112. Historic Properties, Article II, Application process, Exhibit F.

Marina Atsalis comments/clarifies that this is a Regulatory Agreement and this will go over the Commission and to the Planning Board. The Developer is looking for a referral from the Commission. We are not here to appease him.

Taryn Thoman states that the procedure is an application process. This Developer has not submitted any application so there should be no vote. She is not happy with the density or the height. This is unprecedented for an application. Does not believe a letter of any kind is appropriate.

Chair Paul Arnold comments/clarifies that no letter from the Commission is going to be made.

Chair Paul Arnold changes the subject: Informs the Commission/so that everyone knows and to clarify/confirm voting procedure for applications; there have to be 4 positive votes for the Commission to approve an/any application.

#### **Election Discussion:**

Chair Paul Arnold comments that the elections are coming up, asking if anyone knows someone who would like to be on the Commission. We need to have 7 regular members and 3 alternates.

**Motion made by Marina Atsalis to make Timothy Ferreira a permanent member from alternate status, seconded by Taryn Thoman, so voted unanimously.**

Chair Paul Arnold comments that the utility boxes for the Downtown/Streetscape are a grey area. He has spoken to Elizabeth Jenkins regarding this and he was told that coming to the Commission (HHDC) was a courtesy. He made his feelings/opinion known that it was a discourtesy to HHDC.

Marina Atsalis feels the Commission is being stonewalled. Refers to the banners on Ocean Street and South Street, they are there again. There are steel posts here that are an ugly grey/there for more banners. If anyone else wanted these placed here it would not be allowed.

Chair Paul Arnold replies that this is town property and they are temporary, he states that he will try to get Elizabeth Jenkins to come to the next meeting.

**Chair Paul Arnold entertains a motion to adjourn, moved by Taryn Thoman, seconded by John Alden, so voted unanimously to adjourn.**

Meeting adjourned at 7:22 p.m.

Respectfully submitted  
Karen A. Herrand

### List of Exhibit Documents

- Exhibit A** – Downtown Bistro, Sign - 372 Main St. – Map/Par 327/002 – picture of projected sign (front)
- Exhibit B** – Aztec City – Outdoor Seating – 302 Main St. – Map/Par 327/095 – picture of tables, chairs, umbrella
- Exhibit C** – Aztec City – Outdoor Seating – 302 Main St. – Map/Par 327/095 – picture of floor plan layout
- Exhibit D** – Draft Minutes of May 3, 2017
- Exhibit E** – Draft letter done by Chair Paul Arnold
- Exhibit F** – Chapter 112. Historic Properties, Article III. HHDC

APPROVED