



BARNSTABLE TOWN CLERK

Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
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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, 2nd Floor at 6:30 pm on **Wednesday, December 6, 2017.**

MINUTES

Members Present: Paul S. Arnold, John Alden, Timothy Ferreira, David Colombo, Taryn Thoman and Marina Atsalis

Members Absent:

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

Taryn Thoman states that she will be taping this meeting.

Continued Business

Cape Built Development – 255 Main Street, Hyannis – Map 327 Parcel 247

Renovations and partial demolition

Paul Attemann, Senior Associate with Union Studio Architecture and Community Design, in attendance. He gives a Power Point presentation - Introduces the company (based out of Providence Rhode Island) and some previous work that their company has done. A schematic packet is handed out, *Renovations to the Hyannis Board of Trade*, Exhibit A, corresponding to the presentation.

At some point there were some renovations and elimination of a small bldg. in the back. The building is in need of attention, roof needs replacing, siding, The proposal for the redevelopment: first floor all one use, retail of sundries and a café and supply store, with potential kitchen for food prep. Site plan is shared access drive with the hotel, parking alongside the south side of the building, along backside would have more parking, plantings for screening from the neighbors. Proposing to remove window at storefront, which would allow them to bring façade back more to the original architecture and utilize valuable street space for outdoor seating. Reference to Exhibit A, floor plan pages, there will be storage for both residential and retail tenants.

Chair Paul Arnold asks how many residential tenants are you thinking about?

Paul Attemann replies 10 dwelling units on the second and third floors. The new addition would then allow two means of egress to create townhouse dwelling style. 2 two bedroom and 8 one bedroom rental units. The third floor is the attic level, dormers for light and air. Proposed height renovations, reference to Exhibit A. New windows, double hung, insulated, clad wood windows to be used. Storefront would be aluminum storefront system. Siding to be replaced, roof asphalt architectural style shingles, trim, they will maintain all that they can on the eaves, any new they are proposing to use Boral composite. The proposed elevation, see Exhibit A, last pg. of schematic packet, and color scheme based on colors; blue body, with light cream trim and brown accent colors. There may be some changes, but this is our starting point.

Chair Paul Arnold asks if they have material samples?

Paul Attemann passes around the samples of proposed paint colors, Boral trim, fiber cement siding (materials).

Chair Paul Arnold asks how many parking spaces?

Paul Atteman replies 19.

David Colombo asks what color roof shingles, front doors?

Paul Atteman replies they haven't determined roof shingle color yet, but probably dark grey to black. The doors could be similar to the window color, dark brown.

Chair Paul Arnold is confused with the non finality of the colors? Asks if they will be coming back with final?

Rob Brennan interjects that they are looking for a determination tonight regarding what they are proposing.

Paul Atteman states that they can commit to colors tonight as well.

Chair Paul Arnold states that most things would be an improvement from the way it looks right now. This is a big intersection, asks about the door colors, will you be differentiating according to tenants desire?

Rob Brennan answers that they will have one color, not negotiable with the tenants.

David Colombo asks about the south side, first floor windows, facing the hotel, on the existing building, not the addition, are these double hung with transoms over the top?

Paul Atteman replies that these are in the retail space, these will be fixed for the retailer, but tenant will have a regular airflow with their windows.

Chair Paul Arnold asks what the time frame would be for the project? Completion?

Rob Brennan answers that they would like to start construction over the winter, expected 9 month completion.

David Colombo likes the idea of taking off the front façade and going back to original storefront, and the same for the back extremities, likes the colors, creating sidewalk, patio is good. He's asking about the 6 over 1 windows on second and third floor, maybe do 6 over 1 over transoms to match the rest of the bldg? Likes choice of materials, lights and the design and the idea of bringing it back.

Paul Attemann replies that for the continuity of the storefront, this is more appropriate, transoms more appropriate at the top to allow unobstructed view as well.

Tim Ferreira clarifies how many parking spaces? How many per unit, so if you have 10 units you should have 1.5 so that would mean you need 15 spaces. Has there been a traffic study? Maybe washing the brick instead of painting?

Paul Attemann answers that there is no brick, only on the patio, no traffic study done, there are 19 parking spaces proposed.

Motion entertained by Chair Paul S. Arnold, moved by David Colombo to approve the application as presented, seconded by John Alden, so voted 3 in favor and 3 against. Paul S. Arnold, David Colombo and John Alden are yes votes. Taryn Thoman, Marina Atsalis and Timothy Ferreira are no votes. The motion does not pass.

Elizabeth Jenkins confirms that the motion doesn't carry, need 4 votes in favor.

Rob Brennan interjects that he hasn't heard any basis why this was not approved, no recommendations, no critiques, the only comments were favorable.

Taryn Thoman interjects, point of order, the motion failed to carry, point of order, the motion failed to carry we can move on to the next application please.

Elizabeth Jenkins states/directs to Taryn Thoman, that this is a public hearing and the Applicant is allowed to address the Commission.

Chair Paul Arnold would like to be courteous and would like to hear what the Applicant has to say.

Rob Brennan directs/asks the Chair whether there was any consideration as to whether any of the Commission members sitting on this tonight ought to have recused themselves as not being able to evaluate this application on its merits?

Chair Paul Arnold clarifies that the bottom line is that if we don't have 4 votes in favor or 4 votes against nothing happens, right now denied because we are at a tie, this Commission is short people. It did not pass, your comments are to the point. He thanks the Applicant for coming before them.

New Business

Brenner Signs/Awnings – South Shore Sleep Diagnostics – 104 Park St., Hyannis – Map 327 Parcel 203 Business Signage

Greg Brenner of Brenner Signs and Awnings in attendance, representing the owners. He explains that the Applicant has a bldg. that they have rehabbed. Refers to sign picture, Exhibit B. These will be carved signs made out of HDU sign foam, two sided and be positioned in the same place that the temporary sign is now, picture of sign, Exhibit C.

Discussion regarding the material/HDU sign foam.

Marina Atsalis asks if there are posts there now and confirms the colors, and border.

Greg Brenner states posts there now, black, you won't see poles, just solid piece of black.

Taryn Thoman asks what happens to this material in the weather?

Greg Brenner replies nothing, it is weatherproof.

Tim Ferreira asks/clarifies the tenant signage colors, would they be different?

Greg Brenner replies, no tenant there now, so he doesn't have that information, depends on the tenant. We will steer them away from odd/off colors.

Elizabeth Jenkins clarifies that the tenant panel will be carved as well?

Greg Brenner replies, yes.

Greg Brenner explains the 2nd sign, Exhibit D, green border, with gold leaf on the sides.

David Colombo clarifies the font. What about lighting on the second sign?

Greg Brenner replies that they didn't specify lighting, but would like to possibly do goose necks. He clarifies ground lights/spot light for first sign and gooseneck on the bldg. sign and the tenant sign.

Motion entertained by Chair Paul S. Arnold , moved by Taryn Thoman to approve as submitted, seconded by Marina Atsalis, with the addition of the black satin gooseneck lighting, so voted unanimously.

Uy Phu d/b/a Seaside Pub on Main – 615 Main St. Hyannis – Map 308 Parcel120
Business Signage

Uy Phu in attendance. He was approved in the past to have signage on both sides of the bldg. They redesigned their logo, this is an update to the work that is already there. They want to do red, white and blue. The size is the exact size as approved before. The front hanging sign is the same also, just new design and new colors.

Chair Paul S. Arnold entertains a motion, moved by Marina Atsalis to approve as presented, seconded by Taryn Thoman, so voted unanimously.

Lorena Petri d/b/a Lorena Bakery & Café – 357 Main St., Hyannis Map 327 Parcel 115
Business Signage and Outdoor Seating

Lorena Petri in attendance. She would like approval for the sign and the outdoor seating. She passes around picture of type of outdoor seating she is proposing to use, Exhibit E.

Chair Paul Arnold asks how many seats?

Lorena Petri replies 13.

Chair Paul Arnold states that they are looking for bakeries.

David Colombo asks about railings, to be placed around the outside tables and chairs, between the sidewalk?

Elizabeth Jenkins believes this is not required because no liquor being served.

David Colombo would personally like to see a heavier grade of furniture. This doesn't look very sturdy, not a true wrought iron. There are other manufactures, possibly look into a better made/type/style.

Chair Paul S. Arnold entertains a motion, moved by Marina Atsalis, to approve the applications as presented with the suggestion of getting a higher/better quality furniture/seating, seconded by John Alden, David Colombo votes no. The motion passes 5 to 1.

Chair Paul S. Arnold entertains a motion to adjourn, moved by Taryn Thoman, seconded by Marina Atsalis, so voted unanimously to adjourn.

The meeting adjourned at 7:20 p.m.

Other Business
None

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for December 20, 2017

List of Exhibit Documents

- Exhibit A** – Schematic packet/plans – Union Studio – re: 255 Main St., Hyannis – CapeBuilt Development renovation project
Exhibit B – Picture of signage - Brenner Signs – re: 104 Park St., Hyannis – South Shore Sleep Diagnostics
Exhibit C - Picture of signage - Brenner Signs – re: 104 Park St., Hyannis – South Shore Sleep Diagnostics
Exhibit D - Picture of signage - Brenner Signs – re: 104 Park St., Hyannis – South Shore Sleep Diagnostics (tenant)
Exhibit E – Picture of outdoor seating – Lorena Bakery & Café – 357 Main St., Hyannis

APPROVED