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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 is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2<sup>nd</sup> Floor at 6:30 pm on **Wednesday, December 18, 2019.**

### MINUTES

Members Present: Cheryl Powell, Betsy Young, Timothy Ferreira, Cecelia Carey, David Colombo

Members Absent: Jack Kay and David Dumont

Staff Present: Karen Herrand, Principal Assistant, Paul Wackrow, Senior Planner, and Gloria McPherson, Economic Development Coordinator, 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

Restructure of Town Council Liaisons appointed - will have Jen Cullum and new advisor Kris Clark.

### Housekeeping

Appointment Committee Letter dated December 13, 2019 – read into record by Chair Cheryl Powell, Exhibit A.

*"Dear Appointment's Committee,*

*First of all, it is my understanding that your committee has new members and that new officers are scheduled to be elected. Therefore, please allow me, on behalf of the Hyannis Main Street and Waterfront Historic District Commission (HHDC), to welcome the new members of your committee and to wish you all much success in your future endeavors.*

*I have recently asked that our two alternate members, Commissioner Timothy Ferreira and Commissioner Cecelia Carey, be promoted to full members of the HHDC. With this letter, I would like to make the additional request that the Appointment's Committee respectfully approve, and also request that the Town Council promote these two individuals as a one and done – with only one reading required. Commissioner Ferreria has been an alternate for several years, and Commissioner Carey has been on the HHDC for nearly one year. Both have served the HHDC diligently and with respect, giving of their time and efforts, often through difficult times and with some applications that have required all on the HHDC to enhance our abilities with ongoing learning. Our alternates have done no less than our full members and serve as a true asset to the HHDC.*

*We have recently had our Vice Chairman, Ms. Taryn Thoman, resign and it is my intention to hold an interim election where I would like to have all of our commissioners on an equal footing for that position, hence the respectful request for a one and done so that this position might be filled earlier rather than later.*

Your consideration in this matter is much appreciated and, once again, please allow me the honor to wish the Appointment's Committee members every success in their future.

Sincerely,

Cheryl Powell

Chair – Hyannis Main Street and Waterfront Historic District Commission”

Chair Cheryl Powell reads into record the annual report letter, Exhibit B.

“Hyannis Main Street Waterfront Historic District Commission (HHDC)

Now in its twenty-first year, the Hyannis Main Street Waterfront Historic District Commission (HHDC) was created under MGL Chapter 40C and charged with implementing Chapter 112, Article III of the Code of the Town of Barnstable. The District Commission is committed to the revitalization of downtown Hyannis, the preservation of historic structures, and the enhancement of the unique character of downtown Hyannis and the Hyannis Inner Harbor. The Commission works to maintain the scale, character and style of the area through the preservation and promotion of historic characteristics of buildings and places under the guidance of the Secretary of the Interior's 'Standards for the Treatment of Historic Properties.'

HHDC is proud to continue participating in many positive changes in the District, including new construction, business expansion, building improvements through restorations and upgrades, public art installation, landscape improvements, energy efficient solar panel installation and signage. The Commission continues working creatively with businesses in promoting the use of historic signage and symbols to create a welcoming experience for residents and visitors. Respect and appreciation of our historic architecture has given new direction to the adaptive reuse structures that enhance the presence of a diverse array of businesses, especially at the waterfront.

During Fiscal Year 2019 the Commission met 20 times and reviewed 39 applications. The following is a summary of the applications reviewed by the Commission from July 1, 2018 to June 30, 2019:

39 Total Applications Received  
27 Applications Approved as Submitted  
09 Applications Approved with Modifications  
03 Application Disapprovals

Respectfully Submitted,

Cheryl Powell, Chair

Taryn Thoman, Vice Chair

David Dumont, Clerk

Marina Atsalis

David Colombo

Timothy Ferreira

Betsy Young

Cecelia Carey

Jonathan Kanter

Jack Kay”

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For the record: Chair Cheryl Powell states that former Commissioner Marina Atsalis had told her that she was unaware that there were three resignations at the last meeting. She thought it was just her resigning at this time.

## **New Business**

### **Asim Jamal – 606 Main Street, Hyannis, Map 308 Parcel 066**

#### **New Business Signage**

Asim Jaman in attendance. He gives an explanation and handout of signage, Exhibit B, picture of proposed signage. Projecting sign, not more than 6 sq. ft. as was the last business sign – same as previous.

Tim Ferreira asks if there is another part to the application?

Asim Jaman replies that the material would be black wood. He could not get ahold of the sign person/representative for tonight's meeting.

Cecelia Carey asks if he would consider extending this application to the next meeting, there will probably be a lot of questions re placement and materials etc.

Chair Cheryl Powell also would like actual dimensions and material information for this.

Dave Colombo – location, lighting, 2 sided, clarifies hanging sign.

**Chair Cheryl Powell entertains a motion to continue to the next meeting, moved by Betsy Young to continue to the next meeting January 15, 2020 , seconded by Cecelia Carey, so voted unanimously.**

### **Hyannis Harbor Hotel – 213 Ocean Street, Hyannis, Map 326 Parcel 035-00A**

#### **Renovations – Stairs and Roof Structures**

Cecelia Carey recuses herself from this application.

Tom Swenson in attendance. He gives an explanation of the project. Refers to the application and submitted materials. Three parts to it, stair in the rear, covered by blue awning now, would like to replace, no change to the stairs. Other 2 courtyard stairs are visible from the street between Ocean Street and Old Colony Rd., it is visible from.

Two stairs covered by glass enclosures and are in a state of disrepair, the steel is corroding. Take structure down and leave stairs intact – these are open enclosures except for the roof. Bottom apron will have a hard shingle, like used on the rest of the hotel. One of the structures, refers to pg. A1.3, Exhibit C. Asphalt shingled roof to match existing hotel.

Jack Kay asks if the openings are open/clarifies. Yes.

Betsy Young asks about staircases, clarifies the yellow color to match.

Tom Swenson replies, yes, color will match.

Tim Ferreira asks about the color.

Tom Swenson replies and refers to the picture, Exhibit D, this is existing color, Navajo beige, but more like a beige yellow. Tom replies they want to get ventilation over the stairs. PVC spaced. They did this on the previous renovation 2 years ago.

#### **No public comment**

Dave Colombo likes the presentation, definitely an upgrade.

Paul Wackrow refers to the gables to the entrances, the bottom match up, clarifies the proposal, there is a little bit of a gap. Storm water issues.

Tom Swenson replies, yes, change in the roofs, the flat roof will remain, refers to the plan, Exhibit E. They will have gutters and downspouts for drainage. He explains the roof layout, will address a rubber roof at some point.

Chair Cheryl Powell entertains a motion on the Findings, moved by Dave Colombo to move to find this application to be compatible with the preservation and protection of the district, seconded by Betsy Young, so voted unanimously.

Chair Cheryl Powell entertains a motion on the Decision, moved by Betsy Young to issue a Certificate of Appropriateness for the application at 213 Ocean Street, Hyannis as described in the submitted materials, seconded by Tim Ferreira, so voted unanimously.

### Other Business

Approval of December 4, 2019 Minutes

Chair Cheryl Powell entertains a motion to accept the minutes -

Cecelia Carey asks about the first motion to adjourn that was made at this meeting – amend to reflect that not all voted for adjournment at that point.

**Betsy Young moves to approve as amended, seconded by Cecelia Carey -  
Tim Ferreira – yes.  
Dave Colombo atstains.  
The motion passes.**

### **Commission Training Update**

January 15<sup>th</sup> training with Sara Korjeff – Paul Wackrow gives an update this will be before the scheduled meeting on Jan. 15, 2020. He sent out the Mass Historical information. Send a note his way if any questions and/or more topics.  
***This will be at 5:30 in the Selectmens Conf room. On Jan. 15, 2020***

### **Light Permitting Update**

No updates as of yet, but would like to circle back with Dave Dumont. Software issues with View Permit, need to rectify this. Zoning has also been changed recently.

Next HHDC meeting scheduled for January 15, 2020 and February 5, 2020

### Adjournment

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

The meeting ended at 7:02 p.m.

Respectfully submitted.  
Karen A. Herrand

### List of Exhibit Documents

- Exhibit A** – Letter to Town Council Appointment committee – December 13, 2019, read by Chair.
- Exhibit B** – Picture of proposed signage – 606 Main St., Hy – Map/Par 308/066 – Tobacco Master
- Exhibit C** – Plan A1.3 – 213 Ocean St., Hy – Map/Par 326/035-00A
- Exhibit D** – Picture – 213 Ocean St., Hy – Map/Par 326/035-00A
- Exhibit E** - Plan SP.1 – 213 Ocean St., Hy – Map/Par 326/035-00A