



Town of Barnstable  
Growth Management Department  
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 6:30pm on Wednesday, August 7, 2013.

MINUTES

**Members Present:** George Jessop – Chair Paul Arnold, Joe Cotellessa – Clerk, Marina Atsalis, Bill Cronin, Meaghann Kenney and Alternate Member Brenda Mazzeo; **Members Absent:** Dave Colombo – Vice Chair, **Staff Present:** Theresa Santos, Principal Assistant, Elizabeth Jenkins, Principal Planner

A quorum being duly present, Chair Jessop opened the meeting at 6:34pm

An announcement was made by George Jessop stating the meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s. 20; and requested that anyone taping this meeting to please make their presence known.

Continued Business

*Enrique Valdivinos d/b/a/ Mi Pueblo Magico, 459 Main Street, Map 308, Parcel 083 (continued from July 17, 2013)*

Business sign and Location Hardship sign

No representation

- Application reviewed (Exhibit B)
- Sign board material sample reviewed (Exhibit C), aluminum clad exterior grade plywood, high polish white; adhered vinyl lettering proposed
- Mr. Cronin speaks to the suggestion to remove the background on the proposed sign
- Ms. Jenkins states that the applicant was willing to remove the background of the sign if that was the direction from the Commission
- Ms Kenney states preference for removing the background as it would then be more in keeping with the guidelines of the Historic District.

*Motion duly made by Bill Cronin seconded by Joe Cotellessa to accept the sign with the background removed*

*Vote: Aye – Mazzeo, Cronin, Atsalis, Cotellessa, Jessop*

*No – Paul Arnold*

*Abstain – Meaghann Kenney*

*Motion passes*

*Christiane Resende d/b/a Brazilian Grill Butchery, 672 Main Street, Map 308, Parcel 047 (continued from July 17, 2013)*

Awning and business sign

No Representation

- Application reviewed (Exhibit D)

*Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application to August 21, 2013*

*Motion duly made by Paul Arnold, seconded by Joe Cotellessa to deny the application due to lack of representation and denial to be held until such a time that an Extension of Time Limits may be signed extending the application to August 21, 2013; should an extension fail to be signed by August 9, 2013, application would then be denied*

*Vote: So voted unanimously*

***McDonald's Corporation, c/o Ayoub Engineering, Inc., 175 North Street, Map 308, Parcel 075 (continued from July 17, 2013)***

Building addition and façade renovation (windows, doors, siding, roof, exterior painting, awning/ canopy, etc); Fence; Signage modification and dual menu board

Represented by Alan Micale of Ayoub Engineering

- Application reviewed (Exhibit E)
- Seeking site modifications to the site to improve the look and operations
- Drive thru side-by-side operation; proximity to intersection makes creating access to High School Road not feasible;
- Studies show a single window is ineffective; intent is for safety and improved operation efficiency
- ADA compliance and accessibility to the building reviewed
- Perimeter of the site will receive additional landscaping
- Proposed plans reviewed; minimal increase to rear section for positioning of second cash window
- Review of proposed materials and elevations
- Signage: proposing removal of @40 sq. ft. sign and replacing with two non-illuminated arches, no other signs on the building proposed

Comments:

- Mr. Cronin: proposed façade on North Street is not in keeping with the historic district; suggests viewing existing materials currently within the Historic District; façade needs adjustment and improvement
- Mr. Arnold: references renovations at a competitor who tore down and rebuilt their structure
- Mr. Micale: clarifies that it is not possible to move the rooftop equipment to ground level due to lack of space; acknowledges concerns expressed by the Commission; reviews proposed landscaping along High School Road
- Ms. Atsalis: the plan lacks aesthetics and is inappropriate for the historic district; requests a dimensional plan for better understanding; requests windows be free of advertising; believes that increased projection of the doors facing North Street is possible
- Chair Jessop: rendering does not show articulation of the wall; suggests extending the walkway to High School Road as well; advises pathway to be 5' for proper ADA accessibility; requests clarification on transition between colors and dimensional drawings
- Ms. Kenney: suggests bringing back some of the truly historic era McDonald's, i.e. 1940
- Ms. Jenkins: speaks to corporate architecture and the changes made with Burger King, possible suggestions along the façade, i.e. change / break in color as well as foundation landscaping; encourages applicant to investigate other options and colors
- Mr. Macile appreciates Commission suggestions and will review with his team members and identify what could be done to be more appropriate within the Historic District
- Extension of Time Limits signed by applicant

***Motion duly made by Paul Arnold, seconded by Joe Cotellessa to continue the application to September 4, 2013, applicant to provide updated 3-dimensional plans***

***Vote: So voted unanimously***

***Anne Simon, 569 Main Street, Map 308, Parcel 111 (continued from July 17, 2013)***

Portable Kiosk

Represented by

- Application reviewed (Exhibit F)
- Applicant requests continuance; Extension of time limits signed

***Motion duly made by Paul Arnold, seconded by Bill Cronin to continue the application to August 21, 2013***

***Vote: So voted unanimously***

**Other Business**

***Election of Officers postponed to August 21, 2013***

*Approval of Minutes – July 17, 2013*

Motion duly made by Bill Cronin, seconded by Marina Atsalis approve the minutes of July 17, 2013 as amended  
Vote: So voted unanimously

Motion duly made by Bill Cronin, seconded by Paul Arnold to adjourn  
Meeting adjourned at 7:39pm

Next HHDC meeting scheduled for Wednesday, August 21, 2013

**List of documents / exhibits used by the Committee at the meeting**

- Exhibit A: Meeting agenda dated July 17 2013
- Exhibit B: Certificate of Appropriateness: File 308 / 083 received June 12, 2013
- Exhibit C: Sign board material: file 308 / 083 received August 7, 2013
- Exhibit D: Certificate of Appropriateness: File 308 / 047 dated June 25, 2013
- Exhibit E: Certificate of Appropriateness: File 308 / 075 dated June 20, 2013
- Exhibit F: Certificate of Appropriateness: File 308 / 111 dated July 2, 2013
- Exhibit G: Draft minutes July 17, 2013

Respectfully submitted  
Theresa M. Santos  
Growth Management

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

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