



Town of Barnstable
Growth Management Department
Hyannis Main Street Waterfront Historic District Commission

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, 2nd Floor 6:30pm on Wednesday, September 18, 2013.

MINUTES

Members Present: George Jessop – Chair, Joe Cotellessa – Clerk, Marina Atsalis, Bill Cronin and 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 6:33PM

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

McDonald's Corporation, c/o Ayoub Engineering, Inc., 175 North Street, Map 308, Parcel 075 (continued from July 17, 2013, August 7, 2013 and September 4, 2013)

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

Represented by Al Micale, Ayoub Engineering; Adam Guilmette, Mark McBee and Chris Kozanovitz

- Updated renderings (Exhibit B); changes reviewed and include extending the walkway to High School Road Ext. and expanding the walkway at the front entrance between the planter and the building to 5'; the for proper access and increasing landscaping; drive-thru banding eliminated and awnings replaced by canopies; added windows to the non-drive-thru side on the North Street elevation; gooseneck lighting added along both drive thru and non-drive-thru sides;
- Product samples (Exhibit C): cultured stone samples and materials board
- Material specifications (Exhibit D): Siding trim to be 8" Lap siding on the main building in Woodstock Brown made by James Hardie; Accent siding to be 8" lap siding in Monterey Taupe made by James Hardie; Fypon Cornice to be River Gorge Gray BM1537; Aluminum pre-finished trellis in McSilver and made by Greenheck; Metal building canopy to be McDonald's Matte in Yellow by Everbrite; Roof Cap element to be McDonald's Yellow and made by Everbrite as well; Fencing gate made by Trex in the color of Saddle; Arcade to be made of Pro-Fit Alpine LedgeStone Winterhaven and made by Boral Stone Products; Base of the building will be Cultured Stone Wainscot Pro-Fit Mojava LedgeStone made by Boral Stone Products
- Rubbish enclosures: materials provide solid durability as opposed to traditional wood enclosures
- Elevation plan submitted (Exhibit E) identifying additional windows, material to be

Comments:

- Mr. Cronin: The Commission's previously voiced concerns have been addressed well and inquires as to whether additional windows could be installed at the end of the building on the North Street elevation and is advised by Mr. Micale that refrigeration and other cooling equipment are housed in that portion of the building
- Ms. Atsalis: Requests and receives clarification on the building entrances as they are not clearly identified in the drawings; yellow arches are the protection over service windows; suggested carrying the stone throughout the base of the building
- Mr. Micale: the ladder located at the rear of the building is for access to rooftop equipment and maintenance

- Chair Jessop: The site will be more functional and aesthetically appropriate; the walkway off of High School Road Ext. is favorable; canopy changes have contributed additional reinforcing of the entrances; scale is more appropriate to the facade
- Mr. Arnold: Improvements are favorable for a contemporary building in a historic district

Motion duly made by Marina Atsalis, seconded by Joe Cotellessa to accept as presented the modification of a new design for McDonald's

Vote: So Voted Unanimously

** Chair Jessop informs the Commission and the viewing public about the Collins Foundation bringing back the World War II aircraft at the Barnstable Municipal Airport from September 26-27, 2013, a B24J Liberator, B17 Flying Fortress and a P51 Mustang fighter will be open for tours and flights; general admission fees apply, however Veterans are free; further information is available at <http://www.town.barnstable.ma.us/airport/News>

New Business

Minor Modification

Wayne Kurker d/b/a/ Hyannis Marine, 232 Main Street, Map 327, Parcel 160

Business sign

Represented by Wayne Kurker

- Application reviewed (Exhibit F)
- Updated rendering identifying parapet and possible signage submitted (Exhibit G); drawing shows two rows of windows for a total of eight (8) windows ; there is a place for a sign on the soffit which is not visible to the public
- Ms. Kenney: requests clarification on what approval is being sought, if it is for a sign what font and colors would be used?
- Mr. Kurker referred to the document which shows potential signage font; Commission advised Mr. Kurker that phone numbers are not permitted on signage and the sample letter signage is appropriate

Motion duly made by Meaghann Kenney to approve the cornice

Discussion

- Sign lettering would be 3d letters made of carved PVC and proposes them to be the same color of the bank and the parapet will be 4' high above the roof and is appropriate
- Final decision on sign language will be submitted for the record and file to Ms. Santos at 200 Main Street
- Chair Jessop: Parapet is appropriate with a heavy cornice; signboard across the top adds interest to the building; humorous signage is appropriate as well

Motion duly made by Meaghann Kenney, seconded by Marina Atsalis to approve the Minor Modification for the garage doors and the 4' parapet on the roof, seconded by marina, with signage wording to be determined

Discussion

Letter style appropriate

Stars will be carved

Motion duly amended by Meaghann Kenney, seconded by to include heavy cornices on the parapet, approved signage font, possible wording to be either Blacksmith Shop or Hyannis Boat Storage and sample of the final decision to be submitted for the record and file at 200 Main Street

Vote: So Voted Unanimously

Hyannis Harbor Tours, Inc., 230 Ocean Street, Map 326, Parcel 069

Building Addition and façade renovation (windows, door, siding, roof, awning / canopy)

Represented by Rick Fenuccio, Architect, also present is Phillip Scudder and Marty DeMartino of Hy-Line

- Application reviewed (Exhibit H); seeking to construct a 40'x21' pavilion to serve passengers, luggage carts and staff during high heat and inclement weather

Part I

- The pavilion will sit where the existing parking kiosk is; the parking kiosk roof will be removed and the unit will be moved and placed under the proposed pavilion; extended overhang will aid in minimizing weather elements

- Structure will be open-air with 10" fiberglass columns to match the existing building and painted white; concrete plinths that will be varied in height to provide protection for the bottom of the columns; bollards will also be installed

Part 2

- Proposing an arched roof pavilion with a standing seam, dark bronze metal roof
- Structure will be set off from the main building to give it its own shape and presence

Part 3

- At Dock 3 a similar structure is proposed which will be an extension off the building with a part fixed roof and part extended retractable awnings to provide covering in full sun and inclement weather
- Roof line will be extended and carried around; rear of roof will have a railed opening to permit drainage
- Awning samples displayed; Mr. Fenuccio will provide awning samples to Ms. Santos for the record and file at 200 Main Street

Discussion

- Mr. Fenuccio: windows will be double hung, shingles will be stained, trim on gutters and downspouts will be white; all to match existing
- Snow guards on the roof may be installed at a later date; either individual linear snowguard

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to approve the application as submitted

Vote: So voted unanimously

* Mr. Fenuccio to provide awning samples for the record and file to Ms. Santos at 200 Main Street

Other Business

Election of Officers (Continued from August 7, 2013, August 21, 2013 and September 4, 2013)

Nomination of George Jessop as Chair duly made by Paul Arnold, seconded by Joe Cotellessa

Nomination of Paul Arnold as Vice Chair duly made by Marina Atsalis, seconded by Bill Cronin

Nomination of Joe Cotellessa as Clerk duly made by Marina Atsalis, seconded by Paul Arnold

Vote: Aye Jessop, Arnold, Mazzeo, Cronin, Cotellessa

Abstain Kenney

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the minutes (Exhibit I) of August 21, 2013 as submitted

Vote: so voted unanimously

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the minutes (Exhibit J) of September 4, 2013 as amended

Vote: Aye: Jessop, Kenney, Mazzeo, Cronin, And Cotellessa

Abstain: Arnold

Motion duly made by Meaghann Kenney, seconded by Paul Arnold to adjourn the meeting

Meeting adjourned at 7:38PM

Next HHDC meeting scheduled for Wednesday, October 2, 2013

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

- Exhibit A: Meeting agenda dated September 4, 2013
- Exhibit B: Documents: Updated renderings File 308 / 075 submitted 9/18/13
- Exhibit C: Product Samples: File 308 / 075 submitted 9/18/13
- Exhibit D: Materials Samples: File 308 / 075 submitted 9/18/13

Exhibit E: Elevation Plan: File 308 / 075 submitted 9/18/13
Exhibit F: Minor Modification: File 327/160 dated September 3, 2013
Exhibit G: Documents: Updated renderings: File 327/160 submitted September 18, 2013
Exhibit H: Certificate of Appropriateness: File 326 / 069 dated September 3, 2013
Exhibit I: Draft minutes August 21, 2013
Exhibit J: Draft minutes September 4, 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> **

APPROVED