



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, April 2, 2014**

MINUTES

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

A quorum being duly present, Chair Jessop opened the meeting at 6:30pm

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.

Certificate of Appropriateness

The Residences at 615 Main Street, 615 Main Street, Map 308, Parcel 120-CND

Install a gate and fence under existing archway on Main Street

Represented by Frederick Komenda

- Application reviewed (Exhibit B)
- Proposed gate to be made of cedar with trim to match the building and fill the entire opening; panic bar will be installed and has been approved thru the Hyannis Fire Department and which will be mounted and meet all ADA requirements; diagonal reinforcement will be placed on the inside with the door having an outside swing
- Hardware to be changed from stainless steel to galvanized steel and will be installed with lag screws
- Electrical boxes to be secured
- Casing will carry thru the entire arch

Motion duly made by Paul Arnold, seconded by Dave Colombo to approve the gate application as presented with the following exceptions; hardware to be galvanized steel as opposed to stainless steel, encase the arch and brace bar to be on the inside

Vote: So Voted Unanimously

Jason T. Ethier, Trustee, Tajmahal Realty Trust, 445 South Street, Map 308, Parcel 195 (continued from February 5, 2014, February 19, 2014 and March 19, 2014) (Exhibit C)

New, three-story building with first floor garage / storage, and second and third floor residential

Represented by Steven Cook, Cotuit Bay Design, LLC, also present Jason Ethier

- Updated plans distributed (Exhibit D)
- Proposing 2 ½ story building to be located on the back portion of the property; first floor to have a 2-car garage doors which face the front, and one 1-bedroom apartment; second floor to have one 3-bedroom unit; and ½ story third floor to be a game room with roof deck access which complies with zoning bylaws which is under the rafters of the roof
- Design includes a gable roof; white double hung windows with a 6/1 interior grill pattern – not 6/6 as shown in the plan (Exhibit , shutters, exterior egress stairs to get to the second floor; cover over the garage doors; siding to be white cedar shingles; trim to be either white Azek or white wood; balconies on both the side and rear; deck to be gray Azek (Exhibit E); deck railings to be white Azek; asphalt roof shingles architectural grade Cobblestone Gray from

Landmark TL gallery (Exhibit F); exterior materials to be white cedar shingles with white trim; overhead doors to be steel carriage style doors

- Egress stairs will have Azek treads to match decking
- Shutters are solid PVC

Discussion

- Chair Jessop: design is straight forward with a gable pitch roof matching neighborhood; colonial scale
- Mr. Cronin: efforts to prevent over crowding of properties along South Street; efforts to prevent the disappearing of single family which are changing to businesses; receives clarification on the end result of number of income units which will be a total of 8; reads from the Commission guidelines in reference to the "preservation and protection of the distinctive characteristics of buildings, structures and places significant in the history and architecture of Barnstable ...also looking at the physical environment and character of a historic property"; this particular building does not fit here
- Mr. Colombo: substantial improvements to the property since new ownership and since the original application

Public Comment

Sandra Williams – abutter at 32 Oak Neck Road

States that her concern is a three story building directly abutting her backyard; expresses that placement is invasive; letter of opposition submitted into record (Exhibit G)

- Measurements, placement and ridge review provided by Mr. Cook
- Chair Jessop advises members that the project still requires approval thru both the Planning Board (PB) and Zoning Board of Appeals (ZBA); advises anyone seeking a copy of the plans to please see Ms. Santos at 200 Main Street
- Mr. Colombo: believes that no shadow will be cast on her property
- Mr. Cook: relief to the back to create parking which would then expand the space from building to abutter; willing to consider making additional adjustments
- Ms. Jenkins: applicant requires approval from Site Plan Review where they must demonstrate compliance with all the zoning requirements, set backs and bulk massing; this project is unique requires approval from the PB and secure a special permit for expansion of a pre-existing non-conforming use

Kevin Naylor, relative of abutter at 439 South Street

Mother is direct abutter; Kevin Naylor – mother is abutter; parcel is over crowded and was addressed as such by the ZBA in 1955; letter of opposition read into record (Exhibit H)

- Ms. Jenkins: states for the record that intensity of issues will have to be addressed

Bill Naylor, relative of abutter at 439 South Street

Mother is abutter; confirms change in plans from original application; refers to the referent of HHDC guidelines by Mr. Cronin; maintaining trees, shading and green areas; parking issues and blacktop causing harm to tree root system; commercial dumpster placement and odor issues; concerned about back garage being turned into another income unit

- Mr. Cook: exact number of parking spaces has not yet been determined

Deborah Stuart, 23 Chase Street, Hyannis

Receives clarification as to where the structure will be in conjunction with her property

- Mr. Cook voiced objection to zoning issues in regards to Commission guidelines
- Ms. Mazzeo: new plan is better; believes the Commission guidelines are subjective
- Mr. Colombo: believes that respective boards will make the right and proper decisions; efforts by applicant to make improvements is duly noted; suggests relocating the dumpster
- Chair Jessop: advises both Mr. Cook and Mr. Ethier that a landscape plan inclusive of plantings, lighting and other site improvements as part of construction is within the purview of the Commission and is required;
- Ms. Jenkins: it is the Commissions purview to regulate setting, however there will be zoning requirements as they relate to screening of those parking areas that the applicant will have to meet and be required to screen with landscaping from residential areas; the Commission may also condition the preservation of mature trees

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the design of the house plans as submitted, future submission and approval of a landscape plan which includes lighting, dumpster, dumpster enclosure and any other exterior features is required

Vote: Aye – Arnold, Mazzeo, Colombo

Nay – Cronin

Motion passes

Certificate for Demolition or Removal

Jen Villa d/b/a The Little Beach Gallery, 539 South Street, Map 308, Parcel 153

Partial demolition of rear portion of the building

Represented by Jen Villa

- Application reviewed (Exhibit J)
- Project display board (Exhibit K)
- Seeking to add 1 ½ story over existing property with apartment and deck

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the rear portion partial demolition at 539

Main Street

So voted unanimously

Certificate of Appropriateness

Jen Villa d/b/a The Little Beach Gallery, 539 South Street, Map 308, Parcel 153

Reconstruction and expansion of rear portion of the building and addition of roof deck

Represented by Jen Villa, also present is Steve Swain, Architect

- Application reviewed (Exhibit L)
- Proposing to add 1 ½ stories to existing building; height to be slightly lower than abutter
- Roof pitches reviewed
- Dormers: members suggests extending the dormers which balances the setback in both the front and rear
- Second floor will be open / work space; third floor will become a loft apartment
- Deck is proposed for the front of the building
- Windows: prefer full double hung to balance the facade and reflect the interior occupancy better; another option is for the windows to grade smaller as you go up the façade; Mr. Swain is amenable to suggestions for windows and will be using Anderson double hung style (Exhibit M)
- Materials: will be traditional and match existing
- Footprint will match existing; once demolition is complete a new crawl space foundation will be poured
- Members request a continuance to review all elevations and proposed parapet
- Mr. Swain: parapet wall as opposed to railing to carry all the way around
- Mr. Cronin: receives clarification on the right-of-way in the rear of the property

Motion duly made by Bill Cronin, seconded by Paul Arnold to continue the application pending submission of revised elevations and parking

Discussion

Public comment:

Elizabeth Derry, 14 Potter Avenue, Hyannis

- Representing her father; concerned about fencing; seeking no rear façade windows for privacy reasons
- Photo submitted into record (Exhibit N)
- Mr. Swain identifies that the building is 24' from the property line; clarifies required means of egress, amenable to changing location of egress
- Parking reviewed

Amanda Converse, 535 South Street, Hyannis

- Abutter of applicant
- Identifies tree line in rear of her property that acts as a natural fence
- Fully supports application and speaks to continued efforts to improve the property and Sherman Square
- Chair Jessop: members will do a site inspection individually
- Ms. Jenkins: project is *as of right* and does not require approval from the ZBA

Vote: so voted unanimously

Discussion

Mr. Swain: clarifies requests: egress window out of bedroom; all elevations, parapet

Other Business

Approval of Minutes – March 19, 2014

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the minutes of March 19, 2014 as submitted

Vote: So voted unanimously

Historic Preservation Workshop

Flyer distributed (Exhibit O)

Airport Rotary

- Mr. Colombo reported that Bank of Cape cod and Executive Landscaping have adopted the site and begun clean up work

Future HHDC applications

- Mr. Cronin: requests any incomplete applications be continued
- Mr. Arnold: requests the option of not hearing the application and continuing it until all submissions have been received
- Mr. Colombo: it matters to the applicant that their application may not be heard in a timely manner due to incomplete submissions
- Chair Jessop: staff should advise applicants that an incomplete application may result in a denial

Next HHDC meeting scheduled for April 16, 2014

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to adjourn the meeting

Meeting adjourned at 8:31

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

Exhibit A: Meeting agenda dated April 2, 2014
Exhibit B: Certificate of Appropriateness: File 308 / 120 / CND dated March 17, 2014
Exhibit C: Certificate of Appropriateness: File 308 / 195 dated March 13, 2014
Exhibit D: Plans File 308 / 195 dated March 13, 2014
Exhibit E: Document: File 308 / 195 Deck and railing materials
Exhibit F: Document: File 308 / 195 Roof shingle material
Exhibit G: Letter of opposition: File 308 / 195 from Sandra G. Williams
Exhibit H: Letter of opposition: File 308 / 195 from Helen Naylor
Exhibit I: Certificate of Demolition: File 308 / 153 dated March 18, 2014
Exhibit J: Display board materials: File 308 / 153
Exhibit L: Certificate of Appropriateness: File 308 / 153 dated March 18, 2014
Exhibit M: Document: File 308 / 153 material specifications
Exhibit N: Photo: File 308 / 153
Exhibit O: Draft minutes March 19, 2014
Exhibit P: Document: Historic Workshop brochure

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> **