



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 16, 2014**

MINUTES

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

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

An announcement was made by Chair 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

Certificate of Appropriateness

Jen Villa d/b/a The Little Beach Gallery, 539 South Street, Map 308, Parcel 153 (continued from 4/2/14)

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

Represented by Steve Swain, Architect

- Revised plans submitted into record (Exhibit B)
- Incorporated changes reviewed:
 - * Extended parapet wall around both sides with white cedar shingles to match existing as opposed to open baluster railing
 - * Dormer extended on Potter Avenue elevation for better balance
 - * Dormer windows are now size appropriate double hung

Discussion / Comments

- Mr. Cronin: Potter Avenue elevation changes creates a heavy appearance on the right side
- Mr. Swain: South Street elevation goal was to avoid a 5-pitch looking roof from the street view; proposed first floor windows have been eliminated; second floor has a standard interior 3' counter below the window; the third floor has one window in the dormer and a cathedral ceiling
- Mr. Colombo: balance of windows and dormer is appropriate
- Mr. Arnold: Revisits concerns stated at the April 2, 2014 meeting regarding elevations and tree line
- Chair Jessop – interior counter does not provide a view into the abutters building; 3rd floor window is a bedroom window with an oblique view thru a sharp angle and not a direct view; design review provided for the benefit of abutter; the view out the windows is a sharp angle creating an oblique view with obstruction to the abutter via tree line between the properties that do form a barrier to a line of site

Public Comment

Elizabeth Dery: Abutter at 14 Potter Avenue

- Strong concerns remain regarding window placement and view to her property; intent is for the garage to be built into an apartment which means the deck will be facing the elevation directly
- Ms. Dery: has issues of her property being of a residential status and not a commercial status which requires her to seek resolution with the Zoning Board of Appeals, not HHDC
- Mr. Swain: identifies the easement and tree line belongs to the applicant

- Chair Jessop: landscaping as associated with the development of a site is the purview of the Commission; a problem with the tree line does not exist now for Ms. Dery, it may be of concern in the future should the garage to apartment be built; adjacent windows do not pose a problem; Ms. Dery's problem is not one that is associated with the proposed building it lies with her own property, there is no sense to restrict windows because of the abutter's property
- Mr. Arnold; existing line of trees is not a purview for HHDC
- Ms. Mazzeo: windows are quite conservative
- Members acknowledge Ms. Dery's concerns; no hardship case is relevant to HHDC, it is a ZBA issue and the applicant has made appropriate concessions
- Chair Jessop: reiterates to Ms. Dery that the HHDC has done everything possible within the purview of the HHDC for her property and closes public comment
- Parking reviewed; Ms. Dery submitted photos submitted into record (Exhibit C)
- Mr. Cronin: plot plan requested by Commission has not been received
- Mr. Swain: stated that two (2) existing spaces will be removed and the space will be rearranged creating a total of four (4) parallel parking spaces
- Ms. Mazzeo: pleased with and appreciates the requested changes; requested and receives clarification as to when parking falls under the purview of the Commission
- Members reiterate that most all concerns from Ms. Dery are not relevant to the Commission
- Mr. Arnold – satisfied with re-submissions

Motion duly made by Paul Arnold, seconded by Dave Colombo to approve the revised plans as submitted

Vote: Aye – Jessop, Arnold, Mazzeo, Colombo and Thoman

Nay – Cronin

Motion passes

New Business

Little Miss Cupcake, Inc., 388 Main Street, Map 327, Parcel 262

Business Signs (2), Open / Closed Sign and Trade Flag; Awnings; Outdoor Furniture

Represented by Tonya Stump, Owner

- Business name correction to be Little Miss Cupcake not Little Miss Cupcake
- Application reviewed (Exhibit D)
- Mr. Cronin: suggests that the canopies may obstruct the view of the sign
- Ms. Stump: sign could be raised, the view is hindered by ongoing façade construction
- Mr. Colombo: with the façade returning to original brick and the furniture previously approved by the Commission and well in line with abutters, extending the bracket for better sign visibility, this project is a positive improvement to Main Street; no outdoor barrier is required due to no alcohol being served; much thought has been put into this and it is well done and appreciated.
- Mr. Arnold: clarifies outdoor seating of two tables and eight chairs
- Chair Jessop: outdoor furniture is of commercial grade steel with steel mesh panel to be painted white; table top is rounds with steel mesh and steel legs
- Ms. Stump: no umbrellas are planned at this time; door to be painted "Bella" pink; door handle will be custom made out of brushed metal in the shape of the logo
- Ms. Santos: photo of the proposed door requested for the official record copy

Motion duly made by Bill Cronin, seconded by Dave Colombo to approve the application as presented with the option of extending the bracket of the sign and / or adding an additional bracket if needed should the canopies interfere with the sign visibility

Discussion

- Ms. Stump: bracket manufacturer also made the sign for Puritan
- Rear sign to be placed above the existing Pizza Barbone sign
- Open / Closed sign to be a standard two-sided sign
- Trade flag to be a custom flag with the business logo, designed to be on an angled support but falling like a banner

Vote: So voted unanimously

Living EZ Incorporated, 505 Main Street, Map 308, Parcel 093

Business Sign

Represented by Bill Frowley

- Application reviewed (Exhibit E)
- Size of sign to be 20" x 92"
- Sign material to be PVC plastic with vinyl stick on graphics; vinyl graphics are in the form of a continuous sheet that overlays in one layer on the sign board and falls within the outer edge to form a white border
- Placement will be balanced within the existing lighting lamps on the fascia

Motion duly made by Bill Cronin, seconded by Paul Arnold to accept as presented

Vote: So voted unanimously

Discussion

- Temporary signage in black and white is permitted and may be applied for through the Building Department

Other Business

Approval of Minutes – April 2, 2014

Motion duly made by Paul Arnold, seconded by Bill Cronin to approve the minutes of April 2, 2014 as presented

Vote: So voted unanimously

Discussion

Mr. Cronin:

- Application for 539 South Street was incomplete; Commission requested a plot plan and did not receive one
- Future applications need to be complete or will be voting to continue the application until it is complete; requests for complete applications should be enforced
- Receiving complete applications allows members to review and even conduct an individual site visit if so desired

Chair Jessop:

- Clarification on window placement and need for plot plans reviewed and should be deferred to the Building Dept.

Mr. Arnold:

- Agrees with Mr. Cronin; efforts to enforce the need for complete applications prior to hearings is needed
- Parking is a Site Plan Review purview unless the issue involves Commission review
- Public comment period during this meeting should have been addressed in a more timely manner, and items not under the purview of the Commission should not have had to be repeated

Ms. Mazzeo

- Requests the issue of a need for a plot plan be addressed and clarified by Elizabeth Jenkins; and if it is required should be clarified on the application; also requests all elevations be submitted on building projects

Next HHDC meeting scheduled for May 7, 2014

Motion duly made by Bill Cronin, seconded by Paul Arnold to adjourn the meeting

Meeting adjourned at 7:44pm

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

Exhibit A:	Meeting agenda dated April 16, 2014
Exhibit B:	Document: Revised plans File 308 / 153 received April 16, 2014
Exhibit C:	Document: Photo File 308 / 153 received April 16, 2014
Exhibit D:	Certificate of Appropriateness: File 327 / 262 dated March 20, 2014
Exhibit E:	Certificate of Appropriateness: File 308 / 093 dated March 27, 2014
Exhibit F:	Draft minutes April 2, 2014

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> **