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**Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission**

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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 at 6:30 pm on **Wednesday, March 1, 2017.**

**MINUTES**

**Members Present:** Paul S. Arnold, John Alden, David Colombo, and Brenda Mazzeo

**Members Absent:** Marina Atsalis, Taryn Thoman and Timothy Ferreira

**Staff Present:** Elizabeth Jenkins, Interim Director, and Karen Herrand, Principal Assistant, Growth Management Dept.

**A quorum being duly present, Paul S. Arnold, Chair opened the meeting at 6:30 p.m.**

An announcement was made by Paul S. Arnold, 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.

**New Business**

**Ronald Bourgeois d/b/a Bass River Properties – 156 Main Street, Map 327 Parcel 175  
New Business Sign**

Ronald Bourgeois in attendance. He explains the new sign proposal to replace the existing one, reference to new sign, **Exhibit A.**

Chair Paul Arnold states that phone numbers are not allowed in the Main Street Historic District on signage.

Ronald Bourgeois replies that he will remove this.

David Colombo clarifies the size of the post size, 5 x 5, with colonial cap. Will it be illuminated?

Ronald Bourgeois answers no illumination. Would like to keep the logo on it.

**Motion entertained by Chair Paul Arnold, moved by David Colombo, seconded by John Alden to approve the sign as presented with removal of the phone number, so voted unanimously.**

**Town of Barnstable- HyArts Cultural District – Corner of Center Street and Main Street  
Sculpture – Nature "Framed"**

Melisa Hersh, Growth Management and Mary Ann Agresti in attendance.

Mary Ann explains the proposed sculpture. Product of a competition that she won, sponsored by the Art Association of Cape Cod and the Cultural Commission, this is her submittal. The RFP asked people to design frames, whereby you take a photograph within a frame, with layering, with a series of circles, she refers to renderings of the project, see Exhibit B and Exhibit C. The idea is to create frames with an image within them, etched onto plexi glass. It is a series of circles, with colored, transparent plexi glass, subtle, see through color. The idea is to etch wheel images, reminiscent of trains, buses etc.

onto the plexi lenses and the largest circle in the center is kept empty so the colored ones can come into the center. Frames made of steel, these will be waxed, weathered, patina, smooth surface, not a dark black, she refers to Exhibit B, picture of the rings/sculpture.

Chair Paul Arnold asks what the overall tone will be, reference to Exhibit B? What are the colors/have they been chosen yet? Changing colors? Name on the sculpture?

Mary Ann Agresti replies the colors will be as on the plan, Exhibit B, blue, green, yellow, pink (color wheel shown). Maybe some inspiring text on them. It will have a name "Memory Frames" and there will be a plaque there that explains how it works and it how to interact with it.

David Colombo is concerned about vandalism (remove able pieces). He like it.

Mary Ann Agresti answers that it has set screws that are tamper proof.

**Chair Paul Arnold entertains a motion to approve as presented, moved by Brenda Mazzeo, seconded by David Colombo, so voted unanimously.**

**Jackman Professional Accounting Inc. – 569 Main Street, Map 308 Parcel 111**  
New Business Sign

Alexander Guerrero in attendance, representing the Applicant. He gives an explanation of the proposed signage, there is nothing there presently.

Chair Paul Arnold asks/clarifies the size of the sign, 2 ft. x 3 ft. and the colors, as shown. This is a strong color variation, reference to Exhibit E.

Alexander Guerrero confirms.

David Colombo asks if these are the colors of the logo for the business?

Alexander Guerrero passes around his business card with the logo colors, Exhibit D.

David Colombo asks about the background on the door and where will the sign be hanging, suggests keeping the logo, but having a white background and a border around the sign in the same blue color, ½ inch in and a 1 inch border.

Alexander Guerrero states that it is a wrap on the door now, lettering with the phone number, white lettering. The sign will be hanging sign.

**Motion made by David Colombo to approve the application with a white background (no yellow), with the same blue color border ½ inch in from the edge, a 1 inch border, keep the same logo, seconded by John Alden, so voted unanimously to approve with the addition/amendments to the border and white background.**

**David Eli d/b/a Psychic Readings – 26 Pearl Street, Map 326 Parcel 015**  
New Business Signage

David Eli in attendance. He gives an explanation of the proposed signage. Existing posts now.

Chair Paul Arnold clarifies the size is 3 x 5 and states that no phone numbers are allowed on signs. No email addresses or phone numbers on signage. See Exhibit F.

David Colombo asks if it will illuminated?



David Eli states no illumination. We would also like to put in the window decals, see Exhibit G, 16 x 16.

David Colombo asks for clarification of the window decals, where will they be placed?

David Eli refers to Exhibit G, they will be placed on the four windows toward the front door.

David Eli asks about placing a post sign on the corner of Main St. and Pearl St., can he put his business name on this?

David Colombo replies not at this time, it's on Town property, you would have to get permission from Torino's and get permission for another sign before HHDC.

Chair Paul Arnold confirms this.

**Chair Paul Arnold entertains a motion, moved by Brenda Mazzeo, to accept the application as presented, minus the phone number, seconded by John Alden, so voted unanimously.**

**Shoestring Properties, LLC – 110 School Street and 53 South Street, Hyannis – Map Parcel**  
Informal Discussion

Attorney John Kenney in attendance, representing Shoestring Properties LLC.

Dan Ojala of Downcape Engineering in attendance.

Attorney John Kenny gives a history of this project previous and that it came to HHDC and was withdrawn. They are back with the project, it is with the Planning Board now and there has been requests for HHDC's input.

Elizabeth Wittaker, of Merge Architects in attendance. She gives a presentation of the newly proposed design and a history of the project to update all. She states that they have been working on the looks of the project. Comment for the record that Hyannis is not interested in modern architecture.

Chair Paul Arnold asks for an overview of the project

Stuart Bornstein explains the history of the project. Previously the design was more cutting edge/modern, this is the fourth change. He makes reference to the brochure, Exhibit H. They have made the design more traditional. New handouts of the design, see Exhibit I.

Elizabeth Whittaker and John Kenny – presents rendering and site plan, see Exhibit H, with the layout. Points out the parking areas, layout of the 33 units, alternating units, Streetscape reviews, 27 parking spaces.

David Colombo asks how many bedrooms - 80 bedrooms.

Attorney John Kenney states it meets the zoning ordinance/requirements for parking spaces.

David Colombo clarifies it doesn't matter how many bedrooms/people? 1.5 spaces, plus 10%.

Dan Ojala states that the number of parking spaces with attached dwelling units is 1.5 per dwelling unit and another 10% on top. Does not need 2 per unit as with a single family home. It does meet the code with a little bit extra.

Chair Paul Arnold asks what the highest height is?

Dan Ojala replies: Hyannis area definitions, allowed 35 ft. to midpoint of roof. The west is 57.4 and the east is 54.8, which is somewhat higher than allowed.

Chair Paul Arnold clarifies that this would require waivers?

Attorney Kenney states correct.

Elizabeth Wittaker continues with the presentation and review of the new design. She refers to the new rendering, Exhibit I. Possibly add a window in some areas, wider columns, trim board, trying to keep elegant, not gingerbread look. This is a classic design type, brick or stone base, podium is some type of masonry. Elevations to put townhouse on it.

Chair Paul Arnold comments that he likes the design, it is much more pleasing to him, his opinion. Still large in scale, but something needs to be down in this area.

Elizabeth Whittaker replies that there is already a lot of large scale/bigness in the area.

Brenda Mazzeo likes the new proposed design as well.

David Colombo asks about the windows, are they 6 over 6?

Stuart Bornstein states that they are 12 over 12, but he is rethinking this size. Would like to do 3 panes on top and the rest all open/on bottom. This will be tweaked and we are going in the Cape Cod direction.

David Colombo asks why go from one extreme to the next?

Stuart Bornstein replies that it's too much grid, eliminating this makes it more elegant look. Cleaner look.

David Colombo asks about corner board trim, looks thin.

Discussion about the metal rails with wood on top re the balconies, trim, true divided light windows, some changes to materials, roof color may change.

John Alden asks if they think there may be a problem with parking of non residents?

Dan Ojala - Signs will go up.

David Colombo comments that this is a tight scale with the parking spaces.

Chair Paul Arnold confirms that Hyannis is a walking town.

Stuart Bornstein comments that over 25% don't have cars, some have bikes or one car per couple.

David Colombo asks about the price for the units.

Stuart Bornstein replies probably start in high 4's to the million price. The cost of the construction, all smart home, energy efficient, this price is probably half of what it would be in Boston, we could get more in the city. It's something to stabilize Downtown Hyannis. The whole street being landscaped, sidewalks, to attract a new type of client. This size is built on the Cape.

David Colombo asks about lighting, didn't see any lighting information, walkway lighting.

Stuart Bornstein replies, probably 50 or 60 Bollard lights. Will be maintained at their expense. All low key. Up and down School St., new sidewalks as well. The walkways will be low lighting.

#### **Public Comment**

Mia Walsh in attendance. She asks if the white picket fence will be wood or vinyl? Any area for bicycles?

Stuart Bornstein replies that the fence will most likely be a composite that won't need paint. Yes, there will be racks in garage and courtyards for bicycles.



Dominic Alessandra in attendance. He comments that there are some historic buildings on Pleasant St. and within the area. The area has been listed as endangered/historic on Pleasant Street. This harbor represents the story of Hyannis and the first Indian settler. There are 11 Sea Captain's Homes, Pleasant Street.

Chair Paul Arnold clarifies Mr. Alessandra's point being made – which is that he is in opposition to the project, not appropriate for this area.

Dan Ojala states that up until 1993 on this sight there was a motel marina complex on the east property, Lewis Bay Motel Marina. There has been prior development on this site. This was not a sight where there were sea captains houses.

Mary Ann Agresti in attendance, she has an office near the Transportation Center. She is happy to see the changes here on the site, would like to see it weave into something acceptable and we don't want all the history to disappear. It's a hybrid project. There have been some positive and negatives. This has the potential to be heading in the right direction, windows etc. The splash pool, she doesn't see this as a public amenity, this area will probably be very quiet in the off season.

Chair Paul Arnold welcomes the idea, he agrees with the window changes, overall he thinks it's a big improvement and appreciates the effort and them coming before the Hyannis Main Street Waterfront District Commission, thanks the Applicant Stuart Bornstein, Shoestring Properties, LLC and Attorney John Kenney.

#### **Other Business**

Approval of January 18, 2017, minutes

**Motion made by John Alden to approve the minutes as presented, seconded by David Colombo, so voted unanimously.**

#### **Matters not Reasonably Anticipated by the Chair**

Next HHDC meeting scheduled for March 15, 2017

**Motion made by David Colombo to adjourn, seconded by John Alden, so voted unanimously.**

Meeting adjourned at 7:46 p.m.

Respectfully submitted  
Karen A. Herrand

#### **List of Exhibit Documents**

- Exhibit A** – Picture of proposed new sign – 156 Main St., Map 327 Parcel 175
- Exhibit B** – Picture of metal frame sculpture – Corner of Center St. and Main St. (Nature Framed Sculpture)
- Exhibit C** – Structural Foundation Support Plan – Corner of Center St. and Main St. (Nature Framed Sculpture)
- Exhibit D** – Business Card – Jackman Professional Accounting – 569 Main St., Map 308 Parcel 111
- Exhibit E** – Picture of proposed signage yellow/blue color – 569 Main St., Map 308 Parcel 111
- Exhibit F** – Picture of proposed signage Psychic Readings – 26 Pearl St., Map 326 Parcel 015
- Exhibit G** – Picture of proposed window decals – 26 Pearl St., Map 326 Parcel 015
- Exhibit H** – Dockside Residences, Merge Architects brochure – 110 School St and 53 South St., Map 326 Parcel 121 & 326-125
- Exhibit I** – Pictures, newly submitted re: Dockside Residences, Shoestring Properties, LLC – 110 School St. and 53 South St. Map 326 Parcel 121 & 326-125