



Town of Barnstable  
Hyannis Main Street Waterfront Historic District Commission  
[www.townofbarnstable.ma.us/hyannismainstreet](http://www.townofbarnstable.ma.us/hyannismainstreet)

19 DEC -9 P1:15

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 is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2<sup>nd</sup> Floor at 6:30 pm on **Wednesday, November 20, 2019.**

### MINUTES

Members Present: Cheryl Powell, David Dumont, David Colombo, Betsy Young, Cecelia Carey Timothy Ferreira and Jack Kay

Members Absent: Taryn Thoman, Jonathan Kanter, and Marina Atsalis

Staff Present: Karen Herrand, Principal Assistant, Paul Wackrow, Senior Planner Planning & Development Dept.

An announcement was made by Cheryl Powell, Chair, 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. *Please silence your cell phones.*

### Call to Order

### Roll Call

### Welcome to New Members, Special Guests, and Advisors

### Housekeeping

Tribute to former Town Council President James Crocker, Jr.

This is an informal motion – not a public hearing. The Commissioners are doing this to commemorate former President James Crocker, Jr. and have it be entered into record with the Town Council.

Chair Cheryl Powell reads the letter into record:

*“Commissioners of the Hyannis Main Street and Waterfront Historic District Commission would like to commemorate James H. Crocker Jr. of Osterville, Massachusetts, who passed away of complications from surgery on October 18, 2019. Son of James H. and Agnes Crocker. Loving husband of Gail for 33 years and devoted father of Chrissy and Carly. Beloved brother of Susan (and Lindley Gifford) Crocker, Linda Crocker-Rizkallah, Sharon Crocker, Cathleen Mortimer and Lisa Crocker. Cherished nephew, uncle, brother-in-law, cousin, and friend.*

*Aside from being a devoted family man, James, often called “Jimmy”, was a community leader and dedicated public servant, President of the Barnstable Town Council, an active member/participant in many civic and business organizations, and as of the beginning of 2019 he was one of 4 official advisors to this commission, where he gave of his experience, time and dedication.*

*We, the commissioners of the Hyannis Main Street and Waterfront Historic District Commission wish to officially express our gratitude and appreciation for Jimmy's efforts, read into and kept in our official records.”*

**Chair Cheryl Powell entertains a motion to enter this tribute letter into record, seconded by David Dumont, all Commissioners are in favor;  
David Dumont, David Colombo, Betsy Young, Tim Ferreira, Cecelia Carey and Jack Kay.**

Cecelia Carey presents flowers to the family together with the letter.

**Chair Cheryl Powell asks for any public comment**

Elizabeth Wurfbain in attendance. States that James Crocker was supportive of the Business Improvement District (BID). Jimmy did the countdown to seeing the lights on Main Street he had a lot to do with Downtown. Thanks everyone.

Chair Cheryl Powell reads into record comments from Jen Cullum, she wanted to participate but could not make it tonight:

*“Jimmy Crocker was a mentor, a friend and a great leader. I wish I could be with you all to share this tribute in his name. Your selfless dedication serving on this board is evidence that Barnstable will be in good hands even after his death. Thank you for your service to your community. We all appreciate your hard work and dedication.”*

Cecelia Carey comments that she met Jim Crocker through her father Mr. Carey/Real Estate business. Wonderful man, community builder, admired him very much. Beautiful family. Condolences.

David Dumont welcomes all. He met Jim when he was young, admired him very much. Good strong advice, straight shooter. Honest, fair impartial as a Town Councilor and brilliant. Huge loss.

David Colombo welcomes all – got to know Jim a few years ago. Great man. Condolences.

Gail Crocker in attendance, thanks everyone/HHDC on behalf of her whole family, he was a remarkable man. Introduces family members that are present and his assistant.

Paul Wackrow gives update that HHDC Appeals Committee upheld the Decision that HHDC made for the Verizon Tower matter.

**Chair Cheryl Powell calls for a 10 minute recess.**

**Reminder of Commission’s Purpose and Proper Procedure**

Chair Cheryl Powell reads section 112 into record;

*“The purpose of this article is to promote the educational, cultural, economic and general welfare of the inhabitants of the Town of Barnstable, and the Town’s unique community character, through the preservation and protection of the distinctive characteristics of buildings, structures, and places significant in the history and architecture of Barnstable, and through the preservation, maintenance and improvement of appropriate settings for such buildings, structures, and places, and the encouragement of new design which is compatible with the existing historical and community character, and through the benefits resulting to the economy of said Town by preserving and enhancing the amenities and historical aspects of the various villages and areas which make Barnstable a desirable place to live and for tourists to visit.”*

**Continued Business**

**David Colombo d/b/a Roadhouse Café – 488 South Street, Hyannis – Map 308 Parcel 141**  
A-Frame Sign – continued from November 6, 2019

David Colombo is recusing himself as he is the Applicant in this matter. He is being represented by Attorney Daniel Creedon for his two applications.

Attorney Dan Creedon in attendance, representing Commissioner David Colombo. He passes out a letter of apology from the Applicant, Exhibit A.

Chair Cheryl Powell reads the letter into record, Exhibit A;

*"Hyannis Main Street Waterfront Historic District Commission – Re: Application for Certificates of Appropriateness for Colombo's Café and Pastries – 584 Main Street and Roadhouse Café – 488 South Street – A-Frame Signs*

*Dear Commissioners:*

*Reference is made to two applications for certificates of appropriateness and concerns raised by certain of the Commissioners regarding display of the subject signs at the above-referenced locations for a period of five days prior to the first hearing on these matters on Nov. 6, 2019. The signs were removed immediately following the said hearing the following morning.*

*I wish to express my sincere apologies to the Commission for prematurely displaying these signs prior to their consideration and approval by this Commission. As you all are aware and as evidenced by my years of service on this Commission, I am committed to the values and ideals of preserving the historic appearance and character of the Main Street and Waterfront District. These signs were part of a new marketing campaign that I had recently undertaken to promote the restaurants and my focus was on the timing of the display of these signs in relation to that campaign and not on the permitting, review and approval process required therefore and for that I am truly sorry. No disrespect was meant to any member of this Commission or the authority thereof.*

*Respectfully, David L. Colombo."*

Attorney Creedon states that David Colombo, the Applicant has been upstanding citizen and business owner since 1981. He was not privy to the last meeting and asks for a history of what was submitted.

Betsy Young states that a fine dining restaurant leading with price on the sign cheapens the business.

Attorney Creedon hands out photos re the proposed signage. The Applicant would like the sign to be relocated from the original placement, which would not be visible from the road, Exhibit B, sign placed next to bistro door. No change to makeup of the sign, just the placement of.

Tim Ferreira thanks the Applicant for apologizing to the Commission.

Betsy Young states thank you also, and her previous comments stand re the pricing on the sign.

David Dumont asks why does he want to move the A Frame from the street, seems more advantageous to have near street?

Attorney Creedon replies that it has now become his number one location, because a lot of the information on this sign relates to the bistro. The sign will have removable panels. PVC connected with Velcro, this relates to what's going on at the bistro.

Chair Cheryl Powell confirms that David Dumont will also be recusing himself and he leaves. She explains about the Commission composition and that the Mullin in rule will only apply to Jack Kay for this matter, whom has already Mullined in.

Chair Cheryl Powell thanks Attorney Creedon for the Applicant's letter of apology. Likes the sign being moved to the bistro area.

Jack Kay asks when will the sign be posted/displayed, permanent or temporary?

Attorney Creedon replies that it would be for a finite period of time, he will check with his client to confirm. Sign designed to have info displayed changed-out from time to time. Possibly not have the pricing displayed.

Paul Wackrow comments/recap of discussion at last meeting. Compatibility of the colors of sign with existing roadhouse signage, that came up as a point of discussion. Since the last hearing there has been a change in the zoning ordinance that would streamline this type of signage. Special Permit no longer necessary from the Planning Board. It's easier to get an A-frame sign now. These signs are in compliance, however we could be seeing more of these types of signs.

Chair Cheryl Powell confirms the signage for each the Roadhouse and Colombo's., Exhibit C, picture of sign (originally submitted, picture of both signs).

**Chair Cheryl Powell asks for any public comment – None.**

Betsy Young clarifies moving the sign location and the colors.

Tim Ferreira clarifies moving the sign is much better, away from the black and gold sign at Roadhouse.

**Chair Cheryl Powell asks for a five minute recess.**

Attorney Creedon directs to Jack Kay that the sign would be displayed during operating hours and through dinner/open and close.

Chair Cheryl Powell states that moving the sign makes a huge difference.

Attorney Creedon states that on behalf of his client the signs meet the requirement of 112 31 (i) and 112 32 (a) and he asks the Commission to consider these applications favorably.

**Chair Cheryl Powell entertains a motion for the Findings, Betsy Young moves to find this application to be compatible with the preservation and protection of the district, seconded by Tim Ferreira, so voted unanimously.**

**Chair Cheryl Powell entertains a motion on the Certificate of Appropriateness, moved by Betsy Young to issue a Certificate of Appropriateness for the application at 488 South Street, Hyannis as described and as amended to state that the price be removed from the sign and the location of the A Frame sign be moved within 10 ft. of the entrance of the bistro, seconded by Cecelia Carey, so voted unanimously.**

**David Colombo d/b/a Colombo's Restaurant – 544 Main Street, Hyannis – Map 308 Parcel 074**  
A-Frame Sign – continued from November 6, 2019

**Chair Cheryl Powell entertains a motion on the Findings, moved by Cecelia Carey to be compatible with the preservation and protection of the district, seconded by Betsy Young, so voted unanimously.**

**Chair Cheryl Powell entertains a motion on the Certificate of Appropriateness, moved by Betsy young to issue a Certificate of Appropriateness for the application at 544 Main Street, Hyannis, seconded by Cecelia Carey, so voted unanimously.**

### New Business

**Anil Diwan d/b/a C.B. Perkins Cigar Lounge & Bar – 649 Main Street, Hyannis – Map 308 parcel 134**  
Sign

Anil Diwan in attendance.  
Priya Patel in attendance.

Anil Diwan gives an explanation of the proposed signage. Same size, reference to picture, Exhibit D.

Dave Dumont asks what materials will be and confirms that the sign is made out of wood. Top will remain the same style.

Anil Diwan replies yes, with 3 D letters.

Betsy Young clarifies that this is the only sign? May want to consider in the future one on the bldg.

Anil Diwan replies, yes, and will re apply to the Commission for that.

Paul Wackrow confirms no change in the material/lighting?

**Chair Cheryl Powell entertains a motion for the Findings, moved by Dave Dumont that this application is in compliance with the protection and preservation of the district, seconded by Betsy Young, so voted unanimously.**

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Betsy Young to issue a Certificate of Appropriateness for 649 Main Street, Hyannis as described in the submitted materials, seconded by Tim Ferreira, so voted unanimously.**

### Other Business

### ***Historic District Commission Training***

Chair Cheryl Powell clarifies that Sara Korjeff will be heading up some training.

Paul Wackrow states that Sara Korjeff is willing to host, how commissions proceed and architecture heritage. Trying to find a time for this, probably not Dec. 4<sup>th</sup>, Maybe Dec. 18<sup>th</sup>, depending on the Agenda, possibly at 5:30 before the meeting. Maybe in January if no Agenda on Dec. 18<sup>th</sup>. There is a video also, online, 45 minutes, gives some foundational information. It gives a good background and legislation. He can send it around to Commission Members, make available here as well. Good first step.

Chair Cheryl Powell thinks maybe the new year for this, suggest first mtg. in January 2020.

Betsy will be away for most of January.

Betsy Young and Dave Dumont are ok with Dec. 18<sup>th</sup>.

Paul Wackrow will get back to Commission and update at Dec. 4<sup>th</sup> meeting.

Chair Cheryl Powell would like the link for all as well. Asks Commissioner's to send in their questions for as well.

### **Vote - Preservation Award Nomination**

Chair Cheryl Powell asks about Marina Atsalis, member since 1996 and nomination for her.

**Chair Cheryl Powell entertains a motion for this award to go to Marina Atsalis, seconded by Dave Dumont, so voted unanimously.**

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### ***Other Business***

Dave Dumont – other business. Previous applicant and lighting for previous signage. Permits can give permission for lighting to be used. No specifics are asked for this. Electrical permits.

Paul Wackrow suggests that we should talk about the process, relatively easy to fix. Bldg. and permitting. He will follow up.

Jack Kay clarifies/asks if you need planning approval?

Discussion re electrical permits and restrictions that may need to be applied re this permitting process. Need some control for the historic district/zone, possibly a different application. This needs addressing.

### **Cape Cod Commission – Cape Cod Hospital Tower Project**

Chair Cheryl Powell will be recusing because she is an employee of Cape Cod Healthcare.

Cecelia Carey will also be recusing herself from this.

Dave Dumont takes control of meeting. Refers to Cape Cod Hospital project letter from Attorney Eliza Cox dated November 4, 2019, Exhibit E.

Paul Wackrow explains what the letter is and clarifies that this project does not fall within HHDC purview/historic district. This is an extensive project. It will start with Cape Cod Commission. This will probably start in the next month. May have to go to Planning Board. This is just a notification. It will go to state preservation office as well.

Request for any comments that this Commission may have that they would like to send forthwith.

Betsy Young asks if it will be higher than the highest part of the Hospital now?

Paul Wackrow replies thinks just about the same height, but may be more prominent to the harbor/South Street area. Corner of Lewis Bay Rd. and South St. They will be taking down two buildings to accommodate this.

Jack Kay comments that they will be reconfiguring all of the parking as well.

Dave Dumont asks if we should send any correspondence?

Paul Wackrow states that they can discuss again at the next meeting. Will not be touching the Gleason Bldg.

*Approval of October 16, 2019 and November 6, 2019, Minutes*

**Chair Cheryl Powell entertains a motion to accept the minutes of October 16, 2019, moved by Dave Dumont, seconded by Dave Colombo, Cecelia Carey abstains.**

**The motion passes.**

**Motion made by Betsy Young to accept the minutes of November 6, 2019, moved by Cecelia Carey, Dave Colombo and Jack Kay abstain.**

**The motion passes.**

### Adjournment

**Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Cecelia Carey, so voted unanimously.**

Next HHDC meeting scheduled for December 4, 2019 and December 18, 2019

The meeting ended at 7:55 p.m.

Respectfully submitted

Karen A. Herrand

### List of Exhibit Documents

**Exhibit A** – Letter to HHDC from D. Colombo dated Nov. 20, 2019 – re 488 South St., Hyannis – Map/Par 308/141

**Exhibit B** – Picture of sign placement re 488 South St., Hyannis – Map/Par 308/141

**Exhibit C** – Picture of signage for 488 South St. and 544 Main St., Hy – Map/Par – 308/141 & 308/074

**Exhibit D** – Picture of sign for 649 Main St. – Map/Par 308/134

**Exhibit E** – Letter dated Nov. 4, 2019, from Attorney E. Cox re Cape Cod Hospital project 2022 – 27 Park St., Hy