



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**  
[www.townofbarnstable.ma.us/hyannismainstreet](http://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 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 6, 2019.**

**MINUTES**

**Members Present:** Cheryl Powell, Taryn Thoman, Marina Atsalis, Betsy Young, Jonathan Kanter, Cecelia Carey and Timothy Ferreira

**Members Absent:** David Colombo, Jack Kay, and David Dumont

**Staff Present:** Karen Herrand, Principal Assistant, Paul Wackrow, Senior Planner and Gloria McPherson, Economic Development Coordinator, 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**

Chair Cheryl Powell - Preservation award nomination to vote as discussed on the next Agenda.

Trees, wreaths for former Town Council President, Jim Crocker.

Letter regarding Cape Cod Hospital Tower Project will be on the next Agenda. Chair will not be dealing with this as she is an employee of Cape Cod Healthcare.

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

**Chair Cheryl Powell moves item out of order on Agenda:**

**Dhaval Prajapati d/b/a Heritage House at present – proposed name change to Comfort Inn– 259 Main Street, Hyannis – Map 327 Parcel 127 (Constructed CA 1969)**

New Business Signage – *Continued from September 18 and October 16, 2019*

Exhibit A – *Hi Paul, Karen. Can we push my signage request to the December 4 meeting, I think that is the first one in December. I am not able to make it this Wednesday evening to the historical meeting. Please let me know if you need anything else from me.*

**Chair Cheryl Powell entertains a motion to continue, moved by Marina Atsalis to continue the sign application for 259 Main Street, Hyannis to Dec. 4, 2019, at 6:30 in the Selectmens Conference Room, seconded by Taryn Thoman, so voted unanimously.**

**Continued Business**

**Certificate of Appropriateness**

19 NOV 25 P12:19

BARNSTABLE  
TOWN CLERK

**Conserv Group, Inc. and Jake Dewey (Owner) – 17 & 0 High School Rd., Hyannis – Map 308 Parcel 259 & Map 308 Parcel 259-001(Historic Name: JP Baxter House, Constructed 1905-1906)**

Construction of four residential buildings behind existing building - *Continued from October 16, 2019*

Jake Dewey in attendance. He gives an explanation of the proposed project. Colors to be used, samples are passed around, Exhibit B, showing the materials to be used/paint color samples.

Marina Atsalis asks for a more detailed picture, refers to Exhibit C, picture of plan.

Betsy Young asks about and confirms the roofing materials to be used, clarifies the entrance to lot on High School Rd.

Paul Wackrow asks/clarifies siding materials to be used.

Jake Dewey replies hardy plank/wood. High School Rd. is the entrance point.

Tim Ferreira asks about parking, map of outlay, Exhibit D, how many parking spaces?

Jake Dewey replies, 22 parking spaces.

Taryn Thoman asks where dumpster would be, how much sq. footage, lot size looks small/tight area. Present office use.

Jake Dewey replies, dumpster behind the existing bldg. square footage for each unit will be 806 sq. ft., the office use will remain/existing.

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

Marina Atsalis asks for clarification about the landscape, Exhibit E. What type of lighting?

Betsy Young asks how much pavement/landscape.

Jake Dewey refers to Exhibit D and E – existing landscape areas and low level lighting, close to units, nothing outside of the property line.

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

**Chair Cheryl Powell entertains a motion for Decision, moved by Betsy Young to issue Certificate of Appropriateness for the application as described in the submitted materials for 17 High School Rd., seconded by Tim Ferreira, so voted unanimously.**

**Betsy Young amends the motion to include and 0 in the address after 17 High School Rd., seconded by Taryn Thoman, so voted unanimously.**

**New Business**

**David Colombo d/b/a Roadhouse Café – 488 South Street, Hyannis – Map 308 Parcel 141**

A-Frame Sign

Elizabeth Wurfain in attendance for David Colombo/Applicant. She explains that the signs are made with a wood frame, PVC and vinyl lettering for wording. One is 2 sided and one is 1 sided. Roadhouse is one sided and the Colombo's is two sided.

Betsy Young asks for clarification of the wording that is interchangeable.

Marina Atsalis asks about the coloring of the signs.

Elizabeth Wurf Bain refers to the picture of signage, Exhibit F, red and black.

Chair Cheryl Powell asks for the position/clarification of placement - Roadhouse sign, Exhibit G.

Taryn Thoman asks if designed by the Applicant. There have been past issues with A-Frame signs. Pictures handed/passed out of the A-Frame signage already being used, Exhibit H – Taryn Thoman's copies.

Gloria McPherson clarifies the colors, red and black?

Taryn Thoman replies yes. There have been a lot of complaints about this type of signage. The Business Improvement District (BID) should follow the rules and enforcement for these types of signs like everyone else.

Discussion regarding the signage and appearance of.

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

Betsy Young asks if any standard rule regarding listing pricing on the signs.

Elizabeth Wurf Bain asks what are rules regarding the materials?

Paul Wackrow replies no and guidelines not so much for these temporary type of A-Frame signs. Preference is wood, natural materials and chalk type.

Chair Cheryl Powell clarifies two signs for two separate establishments.

Taryn Thoman applications are done already and not approved yet for use.

Gloria McPherson comments that maybe make the fees higher if Applicant's do things before approval.

Discussion regarding how new fees would be processed and put into procedure for.

Chair Cheryl Powell asks for clarification of who determines the fees.

Paul Wackrow – Town Council or Town Manager.

Taryn Thoman asks about the procedure for these types of signs, can we delay this type of signage? Will this result in more/fewer?

Paul Wackrow confirms not with HHDC – Planning Board does a location hardship sign application, if obscured signage. There is a zoning amendment now before Town Council to remove this requirement and also for a requirement for a Town Manager's license. Final is Building Permit from the Building Dept. These usually take around 3 months for the process. HHDC cannot delay the Commission will still have the same roll.

Tim Ferreira asks for clarification regarding these types of signs/rules/regulations.

Chair Cheryl Powell confirms that the sign has been put out already and that there are two signs to look at.

Taryn Thoman states that whoever in the district has to follow these rules. This applicant did this without getting approval first. We have been working hard on enforcement. Maybe postpone this.

Marina Atsalis asks for clarification regarding hardship signs and the Planning Board process.

Paul Wackrow replies that this is the zoning amendment he referred to earlier, so as to not have to come to the Planning Board and the process would be more streamlined.

**Chair Cheryl Powell calls for a five minute recess – Commission reconvenes at 7:30 p.m.**

Taryn Thoman states that this is a disrespectful act, would move to make these signs incompatible with the preservation and protection of the district.

Discussion regarding how to proceed with these signs and the process. Voluntary Compliance Enforcement Letter.

Paul Wackrow explains the options the Commission has: Deny, Approve or make recommendations and continue the hearing. The Voluntary Compliance letter is for something where there has not been an application submitted.

Paul Wackrow quotes from section 31 F of the ordinance Chapter 112, Article III – *Prior to the issuance of a disapproval of an application for a certificate of appropriateness, the Commission may, at its sole discretion, notify the applicant in writing of its proposed action accompanied by specific recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within 30 days of the receipt of such notice the applicant files a written modification of the application in conformity with the recommended changes of the Commission, the Commission shall issue a certificate of appropriateness.*

Betsy Young would like to suggest remove the pricing on the Roadhouse sign, Exhibit F, leading on price cheapens this type of signage, no problem with the lettering.

Chair Cheryl Powell suggests the signs be taken down, possible continuance.

Taryn Thoman suggests withdrawing the applications.

Gloria McPherson states that there are a lot of changes that can be met. Maybe continue and have the Applicant come before the Commission. Hard to redesign a sign in a letter. Discuss as two separate applications when do these.

Jonathan Kanter states that the signs shouldn't have been put up, he's against.

Marina Atsalis thinks should send a letter, maybe continue.

Cecelia Carey thinks that a lot of businesses have to fight to stand out. She noticed the Main Street Colombo's sign right away, and there is a cross walk there. The South Street sign, there's a lot of construction work in the area. There is signage that is affixed. This accomplishes a good message.

**Chair Cheryl Powell entertains a motion for Findings, moved by Taryn Thoman to find the application for 488 South Street to be incompatible with the preservation and protection of the district, seconded by Jonathan Kanter,**

**Betsy Young- No**

**Cecelia Carey – No**

**Cheryl Powell – No**

**Tim Ferreira – Abstain**

**Marina Atsalis – Abstain**

**The motion fails.**

**Chair Cheryl Powell entertains a motion, moved by Chair Cheryl Powell to continue this application for 488 South Street, letter be sent to the Applicant to state the situation and ask that applicant come to discuss, the Applicant has submitted evidence that is indicative and the signs are already up – respect for the Commission that the signs be taken down until the Applicant can come forward, to November 20, 2019, at 6:30, seconded by Betsy Young**

**Cecelia Carey – Yes**

**Marina Atsalis - Yes**

**Jonathan Kanter – No**

**Taryn Thoman - No**

**Tim Ferreira – Abstains**

**The motion passes.**

**David Colombo d/b/a Colombo's Restaurant – 544 Main Street, Hyannis – Map 308 Parcel 074**

**A-Frame Sign**

Chair Cheryl Powell entertains a motion for the Findings, moved by Betsy Young that this application for 544 Main Street, Hyannis to be compatible with the preservation and protection of the district, seconded by Cecelia Carey  
Marina Atsalis – Abstains  
Cheryl Powell – Abstains  
Tim Ferreira – Abstains  
The motion fails.

Chair Cheryl Powell entertains a motion to continue, moved by Tim Ferreira to continue this application for 544 Main Street, letter be sent to the Applicant to state the situation and ask that Applicant come to discuss, the Applicant has submitted evidence that is indicative and the signs are already up – respect for the Commission that the signs be taken down until the Applicant can come forward, to November 20, 2019, at 6:30, seconded by Cecelia Carey  
Betsy Young – Yes  
Marina Atsalis – Yes  
The motion passes.

### **Other Business**

Historic District Commission Training

Paul Wackrow explains Sara Korjeff will organize this training. Mass Historical Commission, 45 minutes long, a taped training. Regulatory background, some guidance regarding design review process. Ordinances regarding any additional training that may be needed. Possible workshop.

Chair Cheryl Powell would like a workshop, would be hands on better than a video, her opinion. Maybe have the video beforehand and watch before the training exercise.

Paul Wackrow dates: December 4<sup>th</sup>, maybe have at 5:30 before the meeting with Sara Korjeff. Paul will give an update at the next meeting, November 20<sup>th</sup>.

### **Approval of October 16, 2019, Minutes**

Chair Cheryl Powell entertains a motion to continue these minutes to the next meeting, November 20, 2019, seconded by Betsy Young,  
Cecelia Carey – Yes  
Marina Atsalis – No  
The motion passes.

### **Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Marina Atsalis, seconded by Cecelia Carey, so voted unanimously.

Next HHDC meeting scheduled for November 20, and December 4, 2019

The meeting ended at 8:12 p.m.

Respectfully submitted  
Karen A. Herrand

### **List of Exhibit Documents**

- Exhibit A** – Email letter dated Nov. 3, 2018 – Dhaval Prajapati – 259 Main St., Hy Map/Par327/127
- Exhibit B** – Materials – 17 & 0 High School Rd., Hy – Map/Par 308/259-001 – Jake Dewey
- Exhibit C** – Plan - 17 & 0 High School Rd., Hy – Map/Par 308/259-001 – Jake Dewey
- Exhibit D** – Plan - 17 & 0 High School Rd., Hy – Map/Par 308/259-001 – Jake Dewey
- Exhibit E** – Plan - 17 & 0 High School Rd., Hy – Map/Par 308/259-001 – Jake Dewey
- Exhibit F** – Sign layout picture – 488 South St., Hy Map/Par 308/141 & 544 Main St., Hy Map/Par 308/074
- Exhibit G** – Picture of proposed sign placement – 488 South St., Hy Map/Par 308/141
- Exhibit H** – Picture of sign placement – 488 South St., Hy Map/Par 308/141 & 544 Main St., Hy Map/Par 308/074