



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

**MINUTES**  
**September 15, 2021**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Betsy Young, Cecelia Carey and Jack Kay

**Members Absent:** David Colombo and David Sorensen

**Staff Present:** Karen Herrand, Principal Assistant, Planning & Development Dept. and Elizabeth Jenkins, Director Planning & Development in attendance.

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, 2nd Floor 6:30 P.M. on Wednesday, September 15, 2021.

Please note that this meeting will be recorded and broadcast on Channel 18 and, in accordance with

*MGL Chapter 30A §20*, anyone taping this meeting please make their presence known.

*Please silence your cell phones*

**Call to Order**

**Attendance Roll Call:**

Jack Kay

Betsy Young

Cecelia Carey

David Sorensen - absent

David Colombo - absent

Cheryl Powell

**Welcome to New Members, Special Guests, Advisors and Comments**

**Updates**

- Trainings – Chair Cheryl Powell states that the Conflict of Interest needs to be done, two members have not done yet. This has to be done every two years.
- Awards
- Correspondence

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

Chair Cheryl Powell moves items out of order on the Agenda.

Nathan Herschler d/b/a Bread and Roses – 302 Main Street, Hyannis Map 327 Parcel 095

Sign

Nathan Herschler in attendance. This is a new general interest book store and coffee shop. Sign will be the same as the previous sign that is on the property. Color is blue/green with gold leaf in the interior. Benjamin Moore Narraganset Green with the gold leaf is the color, Exhibit A. Betsy Young brings up color and shows on her phone.

Betsy Young asks if illuminated? The outside picture has lights.

Nathan Herschler replies yes, but these have never been used/on. No illumination.

Chair Cheryl Powell asks for any public comment – none. Chair closes public comment.

Chair Cheryl Powell entertains a motion, moved by Cecelia Carey, to find this application to be compatible with the preservation and protection of the district, with colors being Narragansett Green with gold leaf, seconded by Betsy Young,  
Vote:

Jack Kay - aye  
Betsy Young - aye  
Cecelia Carey - aye  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young to issue a Certificate of Appropriateness for the applicant at 302 Main St, Hyannis, with the addition of the color being Narragansett Green with gold leaf, seconded by Jack Kay,

Vote:  
Cecelia Carey - aye  
Jack Kay - aye  
Betsy Young - aye  
Cheryl Powell - aye

Town Councilor Kristine Clark in attendance.

**Ricky Zeng d/b/a Tasty Crab Seafood and Bar – 617 Main Street, a/k/a 615 Main Street, Hyannis Map 308 Parcel 120-00N and Parcel 120**  
Signage

Ricky Zeng in attendance. He gives an explanation of the proposed sign. ¾ inch thick letters, he shows a sample of the letter that will be used.

Chair Cheryl Powell confirms the colors to be used.

Betsy Young asks if one piece sign or elements/letters to be drilled into wall. Sign on two sides of the building. Ricky Zeng replies yes, flush against the wall. Size of signs exactly the same as existing/present.

Chair Cheryl Powell asks about the different addresses that are used for both 615 and 617 Main Street. Staff confirms the address as listed on the Town's Assessing database – 617 Main Street. Some confusion as the Applicant's Deed documents list as 615.

Cecelia Carey asks about outside seating being proposed?

Ricky Zeng replies, he's just doing the two signs for this.

Chair Cheryl Powell asks about conformity of sizes.

Jack Kay asks about the aluminum studs, masonry or wood, what is the building/area made of? Wood stud?

Ricky Zeng replies looks like cement siding.

Chair Cheryl Powell passes around the sample letter that is presented.

Ricky replies drill the hole the same size and then liquid nail onto the wood stud. Chair Cheryl Powell suggests putting on back of letters as well.

Betsy Young asks if chain restaurant?

Ricky Zeng replies, only one.

Elizabeth Jenkins states certainly an improvement, appears to conform with Hyannis Main Street Waterfront Historic District Commission (HHDC).

**Chair Cheryl opens/asks for any public comment. None. Chair closes public comment.**

Cecelia Carey – tasteful presentation.

**Chair Cheryl Powell entertains a motion on the Findings, moved by Cecelia Carey, that this application is compatible with the preservation and protection of the district, for address at 615 a/k/a 617 Main Street, seconded by Jack Kay,**

**Vote:**

**Betsy Young - aye**

**Jack Kay - aye**

**Cecelia Carey - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young to issue a Certificate of Appropriateness, at 615 Main Street, a/k/a 617 Main Street, as described in the submitted materials, seconded by Cecelia Carey,**

**Vote:**

**Cecelia Carey - aye**

**Jack Kay - aye**

**Betsy Young - aye**

**Cheryl Powell - aye**

**New Business**

**Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223**

**Canopy and Renovations**

Elizabeth Jenkins confirms that only four (4) Commissioners are here tonight and any vote will need all 4 votes for this matter.

Chair Cheryl Powell explains that there are two Commissioners missing tonight, but to be fair it is up to the Applicant if they wish to continue.

Attorney Kenney asks about Mullin rule.

Elizabeth Jenkins replies, yes, one member can Mullin in out of the two that are missing, only one.

Attorney John Kenney in attendance.

Sal Couto in attendance.

Attorney John Kenney give an explanation. Formerly Rockland Trust property. Will have to go to other Boards and Town Council for a Regulatory Agreement. Description of the proposed exterior plans. Will use same type, materials, refers to elevations, Exhibit B. Will be a Dunkin Donuts and rental apartments. The alley next to bldg. working with the Business Improvement District (BID), will install lighting, proposed seating and can pass through to access the parking lot. The lighting will help.

Sal Couto explains that he has been with Dunkin (DD) for about 20 years. This is part of the relocation from the DD that is closed at the end of Main St. Concept to keep the building look the same. Town needs apartments/housing, so we are working to add some, the extension will be for these. Signs – has to go through the DD franchise. Elevations – light is one of the major concerns. He will work with the Town and the Police to make the alley way safe and a right of way/easement to use to go to the back for the parking.

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

Jack Kay asks about the floor plan, how much of first floor does DD have?

Sal Couto replies, 1,600 sq. ft., something close to that. Wanted to give maximum tenant space.

Chair Cheryl Powell asks if this will be a regular DD or a scaled down version?

Sal Couto replies - a regular DD.

Elizabeth Jenkins thinks the addition is tastefully designed. Good look for the district. Fenestration on east elevation, facing the alley way, indicates no changes to existing bldg., but when viewing it seems that one of its strengths of the bldg. is its symmetry, it seems like they will be replaced with bay side style window. Clarify this? Does look like 6 over 6 are changing in design. Bay windows on that east alley way feel like a deviation. Materials to match existing – 1970 brick bldg. rarely actual brick is used any longer. More information about how the addition will match and the materials. Rear canopy well located, good design for drive through, DD orange color? HHDC guidelines encourages a balance of color. East elevation windows facing the alley way side of the bldg., orange canopy picture passed around, Exhibit C.

Sal Couto explains that the windows designed that way to get the most light.

Elizabeth Jenkins states that it does appear to be a change to the existing bldg. No details on those windows and the types of windows, need more specification, true divided light, sashes apply to window, double hung, some additional detail needed.

Sal Couto explains, alley way side, cannot be seen from the road. Will be flat windows.

Jack Kay asks, will be aluminum style storefront windows?

Sal Couto, open to changes, we are in the process as these plans get to a final version. Would like to get done by next year.

Chair Cheryl Powell clarifies that Applicant has not made all the decisions per windows and exterior, materials to be used?

Sal Couto, we can leave subject to HHDC approval, we can change.

Jack Kay this application doesn't show the existing bldg., this would help us to see the differences from the existing to the proposed.

Cecelia Carey asks about materials proposed for the awning.

Sal Couto, steel, McDonalds has this type of materials on North Street. This is identical type of canopy.

Betsy Young asks if DD has design guidelines for historic areas. i.e., historic towns that require other appropriate colors.

Sal Couto replies that he may be able to persuade for this. They may go with a package of things and negotiate.

Elizabeth Jenkins refers to the screen picture of the area of Winter Street and Main Street. Gives a history of the foot print changes and the proposed extension of the canopy. East elevations North St. side, drive through canopy. Newly added portion of the bldg. Exhibit D. shows the proposed window from 6 over 6 to the proposed. Design perspective is its symmetry. West elevation - doesn't look like shutters Rear of the bldg. would be new construction. See Staff Report with pictures, Exhibit D.

Chair Cheryl Powell windows at west elevation, blanked out windows, what is going in there? Is this an error?

Sal Couto, thinks this is a drafting error.

Elizabeth Jenkins - aerial view shown of the building.

Chair Cheryl Powell, drive through pointed out from North Street with exit on Winter Street. The back lot will remain largely the same.

Attorney Kenney states that there will be some green space added at the entry way.

Elizabeth Jenkins, yes, defined with an island and build out landscape buffer. Curb cut will be defined/moved out.

Cecelia Carey has visited the site, but the proposed colors are the only thing that doesn't like, may need to be changed. What are the historical colors that can/could be used.

Sal Couto states that sometimes they have other types of signs/options for historic sites, he would propose on the Main Street facing/part, as long as agree on a color. Would work with the Commission with this. North St. would like to add the pylon sign.

Cecelia Carey, wouldn't know how to choose without knowing the options.  
Sal Couto, he can work with DD for this.

Chair Cheryl Powell – we could continue and come back with a possible different color, charcoal color maybe.

Sal, can come back with the final colors at another time. He will work with all.

Chair Cheryl Powell – bifurcate after talk to DD to see what they prefer, for the awning – color of awning. No charge to come back with/for a color change.

Jack Kay asks about the color of the rods.

Chair Cheryl Powell - everything that is orange come back with option of other colors.

Jack Kay fenestration have we decided what to do with this?

Elizabeth Jenkins, the lack of detail for the construction of these windows. Could be a positive with a large window. Do they match up or not visible. Thinks should be identified – in application should have details. New design scheme, ultimately at HHDC's discretion. Would like additional information.

Sal Couto replies toward the end of the bldg. will be the seating area.

Elizabeth Jenkins, the existing windows appear to be 6 over 6 double hung – materials and style.

Cecelia Carey shows the picture of the bldg. on her phone

Sal Couto replies wood windows to match the existing.

Attorney Kenney we can supply more details with a new proposal for the awning.

Discussion of windows/styles/materials/type/options.

Sal Couto states that they can change the windows.

Chair Cheryl Powell refers to the plan – small door – east elevation.

Elizabeth Jenkins, points out the aerial view depicting the existing layout/site plan.

Chair Cheryl Powell - Awning and the fenestration are the two main items that need to be addressed. Will need clarification.

**Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223**  
Signage

Sal Couto explains the signs that are being proposed. Colors – propose that on Main St. do a wood engraved sign to keep consistent with the historic part of the area. Two parts for this bldg. Proposal also to close the existing DD on North Street. To treat the North Street as the area for the drive through. Wooden sign and historic colors on Main Street

Betsy Young clarifies that there is no entrance on Main St, just a sign. Different tenant - on the Main St. sign. Any way to direct people to the back area from the Main Street? Are any of the signs internally illuminated?

Attorney Kenney confirms, tenant sign for the frontage on Main St.

Sal Couto replies, yes, the pylon and one of the signs in the front are proposed for internal illumination.

Cecelia Carey lists the signs proposed:

Business sign 1 – Main St. sign carved PVC mounted on wood - goose neck lighting – no LED

Business sign 2 – North side – gooseneck lighting – no LED

Business Sign 3 – Medallion sign – DD sign – over the door light – goose neck lighting  
Business Sign 4 – Pylon sign North St.- lighting?  
Business Sign 5 – don't know what the colors are – approving that there could be a sign there?

Elizabeth Jenkins replies that the PVC sign vs. wood sign. Rarely do we see wood. PVC holds up better. The applicant will be asking for relief through a regulatory agreement and asks for a waiver for this. Also prohibited for internally lighted signs, being a new sign would be problematic.

Chair Cheryl Powell states that gooseneck is acceptable, externally lighted/gooseneck lights.

Discussion of signage and lighting.

Chair Cheryl Powell clarifies what HHDC guidelines are as opposed to other board and a regulatory agreement application. Another sign, drive through signs – is this the same lighting being proposed/LED? Suggests to come back to the next meeting. At a disadvantage with Applicant's architect not being here at this time.

Sal Couto asks if even the directional signs cannot be internally illuminated, can we have landscape lights?

Chair Cheryl Powell replies yes.

Chair Cheryl Powell – at next meeting give updates with the windows. We don't approve the internally lit signage, need to get the materials. Give the options and work with staff to get something that can be more approvable.

Betsy Young states that the applicant is looking at the two sides of the bldg. – looking at whole thing as all of the signs are in the district. Propose some consistency and the colors be consistent as well as posts and drive throughs be consistent.

Cecelia Carey there were some other things on the site plan, menu board, couple other points in order to clarify views. Exit only sign, this would be a 6<sup>th</sup> sign that would go on Winter Street, drive through only. Menu board, parking only enter sign above the east entry - Total of 10 signs.

Elizabeth Jenkins there isn't an overlap.

Chair Cheryl Powell, the guidelines say two signs, how to get past this. Check on the amount.

Elizabeth Jenkins replies, this is unique building and the use. The historic character of the bldg., when look at the existing structure. The pediment on top of the bldg., with Clipper Ship, stand out. The bank had their signage set below pediment and now proposed on the pediment. Suggestion to preserve this historic feature of the bldg. HHDC may want to consider about potential to locate the signage below and above, as was the Rockland Trust Bank's old signage. May have an area that could act as a sign band on the facade. Pedestrian oriented piece of the street.

**Chair Cheryl Powell entertains a motion to continue the application for Couto Management Group, LLC, with canopy and renovations to Oct. 6, 2021, moved by Cecelia Carey, seconded by Betsy Young,**

**Vote:**

**Cecelia Carey - aye**

**Jack Kay - aye**

**Betsy Young - aye**

**Cheryl Powell -aye**

**Chair Cheryl Powell entertains a motion to continue the application for Couto Management Group, LLC, with signage, to Oct. 6<sup>th</sup>, 2021, moved by Cecelia Carey, seconded by Jack Kay,**

**Vote:**

**Betsy Young - aye**

**Jack Kay - aye**

**Cecelia Carey - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

**Other Business**

Approval of September 1, 2021, draft minutes

Motion made by Cecelia Cary to table the draft minutes of September 1, 2021, to the next meeting, seconded by Betsy Young,

**Vote:**

Jack Kay - aye

Betsy Young - aye

Cecelia Carey - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for October 6, and October 20, 2021

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Jack Kay,

**Vote:**

Jack Kay - aye

Cecelia Carey - aye

Betsy Young - aye

Cheryl Powell - aye

Note: The Clock at 442 Main Street, is it on private property or Town property?

The meeting ended at 8:34 p.m.

Respectfully submitted

Karen Herrand

Further detail may be obtained by viewing the video via Channel 18 on demand at  
<http://www.town.barnstable.ma.us>

**List of Exhibit Documents**

**Exhibit A** – Nathan Herschler d/b/a Bread and Roses – 302 Main Street, Hyannis Map 327 Parcel 095 – Narragansett color for sign

**Exhibit B** - Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 Canopy and Renovations - Plan/Elevations

**Exhibit C** - Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 Picture of canopy

**Exhibit D** - Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 Staff Report and Pictures