



BARNSTABLE TOWN CLERK

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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, 2nd Floor at 6:30 pm on **Wednesday, May 3, 2017.**

MINUTES AS AMENDED

Members Present: Paul S. Arnold, John Alden, Brenda Mazzeo, Taryn Thoman and Timothy Ferreira

Members Absent: Marina Atsalis, and David Colombo

Staff Present: 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

Shoestring Properties, LLC – 110 School Street and 53 South Street, Hyannis – Map 326 Parcel 121 & 125
Informal Discussion

Stuart Bornstein in attendance. He gives explanation of the updates done on the project; windows, colors, made windows bigger, and added windows. Colors are different than original. They have addressed the prime concerns. The look is Cape Cod. Cedar shingles, white trim, semi transparent stain. Landscaping native Cape Cod plantings. Bollard and down lighting proposed. Almost all parking is underground. There will be security cameras though out the complex. Nine buildings in total and a splash fountain in front. Sidewalks needed, they will do. The project as of now has been pretty well received. People are showing interest in buying the units already.

Chair Paul Arnold thanks Mr. Bornstein for coming before the Commission. He's not loving the density of the project. Refers to rendering of layout site plan, Exhibit A.

John Alden asks about the parking? Is it primarily for unit owners? Will there be subletting?

Stuart Bornstein replies that they have 1.5 spaces for all and some parking for drop offs, and guest parking. This will be year round housing units and no weekly or monthly rentals. Subletting is allowed once a year.

Brenda Mazzeo asks about the windows and the change to the balcony, she refers to the picture of bldg., Exhibit B. Is there any brick here? Likes the windows, 12 over 12's and the two panels with the lights in each panel that were on the balcony before, now this makes it a different look.

Stuart Bornstein replies that it will all be shingles, no brick. The foundation will be covered with plantings. It was suggested to change the windows to 3 over 3 from the 12 over 12. He states that it was suggested previously that this balcony area was to busy, so they changed the windows to 3 over 3, he has them on his own house.

Taryn Thoman asks where they are with the Regulatory Agreement and the Planning Board, what is the status?

Stuart Bornstein replies that they will be going back to the Planning Board on May 22. A draft is being prepared.

Taryn Thoman asks why are they here? They do not have an application. What are you looking for from this Commission?

Stuart Bornstein replies that they would like to have the blessing/approval from HHDC. It is not necessary, but he would like this.

Taryn Thoman explains that in the past when the project has come before them, they did not like the original look, but these are better. She thinks this is much better, aesthetically it looks fine.

Stuart Bornstein asks if the Commission (HHDC) would be willing to draft/forward a letter expressing their opinion to the Planning Board for the project?

Public Comment.

Mary Ann Agresti in attendance. She states that the fact is that nothing has been approved from the Planning Board, until the Zoning Board and the Planning Board approve this project, nothing is done. She doesn't think these meetings with other entities/commissions/committees etc. should take any precedent whatsoever.

Chair Paul Arnold would like to see what the rest of the HHDC members would like to say. He doesn't think he's prepared yet to send a letter, although they are thinking much more positive about the project at this point.

Chair Paul Arnold comments that Hyannis is loaded with non profits and we could use some taxable base in Hyannis, he sees it as a positive neighborhood project.

Stuart Bornstein comments that this would bring taxable income to the Village of Hyannis. He thanks the Commission for letting him present this project again.

New Business

Pamela Brown re: Federated Church of Hyannis – 320 Main St., Hyannis – Map 327 Parcel 074
Fence

Pamela Brown in attendance, representing the Federated Church of Hyannis. She explains that this is part of a project approved by and for a grant from the Community Preservation Act approved on April 6th by Town Council to start restoring the cemetery (two phases). There are a lot of illegal activities in the area behind the church, local police have also written in favor of the proposed fence/project. In order to protect the grave stones they would like to put a fence up and a sign that stipulates what the rules are.

She refers to the aerial view picture outlined in red, Exhibit C, to show the area for the proposed fencing. There will be two gates, one for pedestrians, a 4 ft wide gate and a 10 ft. wide double gate for vehicles/lawn maintenance and stone restoration/maintenance, which will be locked unless in use.

She refers to picture of existing fence, Exhibit D. An original wrought iron fence would be too expensive so they are proposing a 5 ft high aluminum fence that will need no maintenance, but will keep within the character. Reference to picture of new fencing, see Exhibit E.

Chair Paul Arnold asks for clarification about a section of fence next to theirs and if they own this as well? Will the complete fence have the spear look?

Pamela Brown replies that the section he is referring to is not theirs and yes the proposed fencing will have the spears on all of it, hopefully to deter people from going over it.

Taryn Thoman comments/suggests that they should install the posts in cement at least three feet down to make the fencing stable.

Chair Paul Arnold entertains a motion, Brenda Mazzeo moves to approve the application as submitted, seconded by Taryn Thoman, so voted unanimously.

Lhakpa Sonam – 576 Main St., Hyannis – Map 308 Parcel 069

Repair/Change in Building Material

Lhakpa Sonam and contractor in attendance. The contractor explains that currently it has T 1-11 plywood now. They would like to change this to 4 x 8 sheet of Azek sheathing material. Yellow will be the final color, Exhibit G.

Chair Paul Arnold does not like the yellow, any other color choices possibly? Suggests maybe a cream color?

Joshua Thibeau, Contractor asks/directs to the Commission, what would be a good, acceptable color for the molding?

Chair Paul Arnold states that black, blue, there are so many other colors. Inform Staff what color will be used, not the yellow submitted.

Brenda Mazzeo asks for clarification about the molding, refers to the sketch, Exhibit F.

Joshua Thibeau explains that there is no molding there now, just plywood, see sketch, Exhibit F. It will wrap around the sign when a sign does go there.

Brenda Mazzeo asks for clarification that there will be no new molding put onto the building itself? There is some confusion as to where the roof line is and where the molding will be, Exhibit F.

Chair Paul Arnold confirms that they will have to come before the Commission again for any signage. This repair/replace is just for the peak.

Joshua Thibeau confirms, that there will just be molding on the façade and points out the area, this molding will surround the sign, when a sign is put up.

Taryn Thoman asks for clarification about the address and what kind of business will be there? Agrees with a different color being used, not yellow.

Lhakpa Sonam states retail. This is the building where the Village Fudge Shop used to be.

Chair Paul Arnold entertains a motion, moved by John Alden to accept the application as submitted with the exception of the paint color to be changed to cream color and molding, seconded by Timothy Ferreira. Brenda Mazzeo abstains. Paul S. Arnold, Taryn Thoman, John Alden and Timothy Ferreira all vote yes. The vote passes 4 to 1.

Jill Patierno d/b/a Hello gorgeous – 376 Main St., Hyannis – Map 327 Parcel 001

Business Signage

Chair Paul Arnold confirms that the address is 29 North. Street, Hyannis. Confirms nothing being done at 367 Main Street. This is all one parcel.

Taryn Thoman also asks for clarification of the address and where both signs will be, material to be used?

Jill Patierno in attendance. She explains that it is one lot. The signage on the door is a decal, vinyl material to be used.

Chair Paul Arnold entertains a motion, moved by Brenda Mazzeo to accept as submitted, seconded by John Alden, so voted unanimously.

Elizabeth Wurfbain d/b/a Hyannis Main Street Business Improvement District

Streetscape Improvements; Mural, 9 Electrical Boxes painted, 24 trees with string lights

Elizabeth Wurfbain, of the Business Improvement District (BID) in attendance. She explains the campaign and they raised \$43,000 for the project. And a lot of people donated as well. This is to make the Downtown area more beautified, make "Downtown Beautiful Campaign".

Mary Ann Agresti in attendance, artist for the mural.

Jackie Reeves, artist for the mural also in attendance.

Mary Ann Agresti explains that the mural will be in an alley connector, Alberto's restaurant, this is a dark area now. She refers to a picture of the one done at Bradford's Hardware corner, and hands out some proposed images for the mural, Exhibit H.

She hands out the proposed sketches/images, may be brighter palette than typical historical colors. This is a 60 ft. long wall for this mural (Alberto's Alley Way). Would like to be in full swing on the project by the end of May.

Chair Paul Arnold clarifies the area and the proposed colors for the mural.

Timothy Ferreira asks if the electrical boxes have been painted/done already, before coming to HHDC? Why come to this Commission if it has already been done?

Taryn Thoman asks why wasn't application put in sooner? She was surprised to see these done already. She isn't thrilled about the geometric design on one of the boxes or the fact that the electrical boxes are already done.

Elizabeth Wurfbain replies that they needed to get the mural information, they were waiting for this.

Melissa Hersh makes comment that they sometimes do community projects and use alternative spaces and allow the artists to do proceed with them. The utility boxes are a combination of input from the DPW and Town Manager for this Dress Up Downtown Campaign.

Taryn Thoman comments that she doesn't know if that would have been approved and now it is already done.

Timothy Ferreira states that the yellow color would not have been approved.

Chair Paul Arnold interjects that this HHDC Committee really has no say, there are no enforcement powers. We like people to come and ask beforehand. This is a volunteer board and we would like things to be brought to them prior to doing the work.

Brenda Mazzeo asks if this has anything to do with the approval of the mural application/project? Agrees that the utility boxes should have come before them before being done.

Mary Ann Agresti clarifies that the project has been done all together and presented as one project by the BID.

Elizabeth Wurfbain apologizes that the boxes have been done, some confusion as to which comes first and states that the boxes were approved by the electric company and that they belong to the Town.

Brenda Mazzeo states that it should have been brought forward, the boxes are in the Historic District.

Chair Paul Arnold clarifies that they are just looking for some input prior, not after. He agrees with the HHDC members.

John Alden comments that they try to work with people, they are volunteers and they would like to work together and do projects together, we are all working towards the same purpose and for the good of the community.

Brenda Mazzeo comments that she likes the mural samples. She likes the pallet. She asks how any of the projects will be maintained? Are they sealed? Maintenance is important.

Jackie Reeves replies that they are exterior wall paints that last up to 15 years. It doesn't need a protective coating, but they can do for extra protection, although sometimes this yellows the mural.

Elizabeth Wurfbain comments that maintenance is important. They have not had any vandalism with past mural projects. The big murals are semi permanent.

Discussion regarding what to approve and how.

Chair Paul Arnold entertains a motion to accept the mural as presented, moved by Brenda Mazzeo to approve for the alley mural as presented, seconded by Taryn Thoman, so voted unanimously to approve the mural.

Chair Paul Arnold entertains a motion to approve the application as presented, for art/painting of the electric utility boxes, moved by John Alden, seconded by Brenda Mazzeo. Taryn Thoman votes no. Timothy Ferreira votes no. The vote does not pass.

Other Business

Approval of April 19, 2017, minutes

Chair Paul Arnold entertains a motion to approve the minutes as presented, seconded by John Alden, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for May 17, 2017

Chair Paul Arnold entertains a motion to adjourn, seconded by John Alden, so voted unanimously to adjourn. Meeting adjourned at 6:56 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

- Exhibit A** – Site Plan Layout – Shoestring Properties, LLC – 110 School St. and 53 South St. - Map/Par 326/121 and 125
- Exhibit B** – Rendering picture - Shoestring Properties, LLC – 110 School St. and 53 South St - Map/Par 326/121 and 125
- Exhibit C** – Aerial view pictures – Federated Church Hyannis – 320 Main St. - Map/Par 327/074
- Exhibit D** - Picture of existing fencing - Federated Church Hyannis – 320 Main St. - Map/Par 327/074
- Exhibit E** - Picture of proposed fencing - Federated Church Hyannis – 320 Main St. - Map/Par 327/074
- Exhibit F** - Sketch of proposed work – Lhakpa Sonam – 575 Main St. - Map/Par 308/069
- Exhibit G** - Picture of material and paint color - Lhakpa Sonam – 575 Main St. - Map/Par 308/069
- Exhibit H** - Pictures/samples of proposed mural art – BID – streetscape improvement project(s) (Dress up Downtown Campaign)