



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.townofbarnstable.ma.us/hyannismainstreet

BARNSTABLE TOWN CLERK

2021 FEB 5 PM 2:30

AMENDED MINUTES

December 2, 2020

Members Present: Cheryl Powell, Betsy Young, Cecelia Carey, David Sorensen, Tim Ferreira and Jack Kay

Members Absent: David Colombo

Staff Present: Karen Herrand, Principal Assistant, Gloria McPherson, Economic Development Coordinator, Planning & Development Dept. and Katlyn Maldonado, Senior Planner, Planning & Development Dept.

The Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/92543116806>

Phone: 888 475 4499 US Toll-free Meeting ID: 925 4311 6806

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. 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

Roll Call Attendance:

Jack Kay

Tim Ferreira

Betsy Young

David Colombo - absent

Cecelia Carey

David Sorensen

Cheryl Powell

Welcome to New Members, Special Guests, and Advisors

Town Council Liaison Kris Clark in attendance.

Chair Cheryl Powell reminds all that at the last meeting a vote was taken where Alternate member Jack Kay was unanimously voted for a respectful submission to the Appointment's Committee for consideration to be moved to the position of full member. Chair reminds that we can only request and that this is an Appointment's Committee decision. Jack Kay was voted to full member. Letter to be drafted and signed and sent to Town Council. Jack Kay took the available full time seat/position.

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads the Chapter 112, Article III of the Commission into record: *The purpose of this article is to promote the educational, cultural and 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 of architecture in 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.*

New Business

Julie Kimball (property owner), Wyatt St. Germain d/b/a The Head Stash, 569 Main Street, Unit D, Hyannis – Map 308, Parcel 111
New Business Signage

Mary-Ann Agresti in attendance, representing this item/applicant. She gives an explanation of the proposed sign to be approved, refers to picture, Exhibit A, to be hung on existing sign panel.

Tim Ferreira asks if double sided? Gold or yellow?

Mary-Ann Agresti replies its 2 sided and not metallic/shine to the sign, but golden yellow paint color.

Chair Cheryl Powell asks for any public comment. None. Public comment closed.

Chair Cheryl Powell likes the color, in keeping with the district?

Gloria McPherson replies, thinks as submitted would be appropriate for the district.

Betsy Young thinks good looking sign.

Chair Cheryl Powell entertains a motion for the Findings, Chair - to find the application to be compatible with the preservation and protection of the district, moved by Cecelia Carey, as outlined by Chair, seconded by Betsy Young,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
David Colombo - absent
Cecelia Carey - aye
David Sorensen - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, Chair – for the application at 569 Main St., Unit D, as described in the submitted materials as presented, moved by Betsy Young as outlined by the Chair, seconded by Tim Ferreira,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - aye
David Colombo - absent
Cheryl Powell - aye

WM Sturgis Friends of Education FNDTN Inc., 441 Main Street, Hyannis – Map 308, Parcel 080

Renovations to include new windows, doors, trim, wall-mounted light fixture, replacement of asphalt walking path, new canopy, and new gate

Mary-Ann Agresti in attendance. She gives an explanation of the proposed project. The north façade that faces Main Street, the west in the back that faces the parking lot. She refers to the pictures of existing conditions, Exhibit B. Between 2 buildings, proposal to keep the

building in the 1960 making, keep brick façade. Keep window to the left at 6 over 6. Will replace the door opening with a 6 over 6 window as well. Replace trim around the front entry. Clean, transitional look in keeping with the brick. Replace in center fixed piece of glass. Goal to maintain the spirit of the building, but an aesthetic upgrade. New simple store front windows to let daylight into the classroom. Proposing side wall and back wall to be painted a light blue color. See sample, Exhibit C. Back to be painted the same blue color. Southern windows also, waiting for contractor bid to confirm. There will be a connection between the two buildings, a canopy here, in the ally, students will travel under this. Anodized aluminum storefront windows in front. Cylindrical lights. Asphalt walkway, West side a garden, so longer asphalt path, but made of grasses, easily maintained, not to overgrow. Clean dense layer. This will add a nice feature to the property.

Tim Ferreira clarifies that the brick will stay the same, red.
Mary-Ann Agresti replies yes.

Chair Cheryl Powell – asks about rear entrance and the back of the school, South corner.
Mary Ann Agresti replies Juniper tree there now.

Chair Cheryl Powell asks for public comment – None. Chair closes public comment.

Jack Kay asks about the alley way, grass?
Mary Ann Agresti replies not in this area. It will be a seagrass, on the West side.

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

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
David Colombo - absent
Cecelia Carey - aye
David Sorenson - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cecelia Carey to issue for this application at 441 Main Street, Hyannis as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Colombo - absent
David Sorensen - aye
Cheryl Powell - aye

Chair Cheryl Powell has moved "Housekeeping" out of order on the Agenda.

Housekeeping

Chair Cheryl Powell explains this is an item not for a Certificate of Appropriateness (COA), this is for a discussion, with regard to the greenhouses proposed previously. The Applicant withdrew the application and is was to come back in the spring. This was an Agenda item that was removed and placed under Housekeeping. as per the verbal and written request of the previous applicant Elizabeth Wurfain (EW). Chair notes that she did not want prior applicants today to need to wait, so Housekeeping was delayed until later in meeting, also to accommodate possible late arrival of EW. Chair asks if EW is in the waiting room (Zoom), notified is not, asks Gloria McPherson for clarification. Gloria McPherson clarifies that she does not see EW in the waiting room, but that she had received an e-mail less than an hour ago from EW about this being addressed under Housekeeping at this meeting, proposing that she could explain the proposal. Chair questions if appropriate to discuss this as EW is not present.

Gloria McPherson states that the Applicant may not know that this is on for a "Housekeeping" matter tonight. Applicant will do without HHDC input - see Section 112-30, – original which was withdrawn, was for greenhouses, this is for a temporary installation for a greenhouse for a Christmas stroll on Main Street (December 5).

The Commission shall not make any recommendation or requirements except for the purpose of preventing structural developments obviously in congruous to the historical or architectural characteristics of the area and the context of its surroundings. In addition, the Commission shall exclude, the following specific items from its purview - see item F, Temporary structures for official celebrations or charitable drives or directly connected with permitted construction, subject however, to conditions pertaining to the duration of existence and use, location, lighting, removal and similar matters as the Commission may reasonably specify. Gloria McPherson expresses her belief that this is a pretty standard exclusion and that the Commission can This does not require a COA, as this is a standard exclusion. ask about lighting timing or things of that nature, noting that HHDC will still have a bite of the apple.

Chair Cheryl Powell, where will the greenhouse be? Chair explains proposed agenda item was removed as it had been placed as it lacked other parts to be considered and stressed need to know location proposed. Has had discussion with proposer/Elizabeth Wurfbain.

Gloria McPherson states that she does not know the intended location, clarifying that she had expected EW to come before the Commission.

Tim Ferreira asks for clarification if this is an applicant/application? Is this a Business Improvement District (BID) proposal?

Gloria McPherson explains that this is a temporary structure, can stipulate certain conditions. A courtesy visit for HHDC to have the opportunity to condition – as the Commission may reasonably specify.

Jack Kay clarifies if these were the same greenhouses that came previously?

Chair – yes, the same. Chair acknowledges Gloria McPherson's claims that some things are exempt, but that the proposal elaborated upon by Gloria McPherson seems to be The proposal is for putting something that doesn't require a COA by pairing up with something that does doesn't require a COA into something that does require a COA to get it through, expressing concerns about the proposal as presented by Staff and renewing concerns that EW is not present to clarify.

Town Councilor Liaison Kris Clark – asks if Staff amended the expresses concerns and requests clarification regarding Staff input into the Agenda.

Chair Cheryl Powell replies that she received an email – about putting on the Agenda. Asked for it to be removed/taken off Agenda. Commission should To have the full information of 112 to be considered and not just one section, to make decisions with all the information before us, expressing possibly a communication error. Explains had spoken with EW and sent messages to all available ways, explains knowledge that all abutters were notified. We do not know where going – edge of road by the crosswalk, Christmas tree inside a greenhouse?

Gloria McPherson clarified that no abutters were notified, states that EW was told she was not on the Agenda and that she wouldn't be here.

Chair reiterates concerns which does not require a COA into a structure that does require a COA, with further concerns for no specified location. We do not know where going – edge of road, by the crosswalk? Christmas tree inside a greenhouse?

Jack Kay the term structure bothers him, need to know if safe to do so. Out of our view to waive that requirement. Public property. Stresses need to have a Building Inspector check this.

Gloria McPherson believes Elizabeth Wurfbain has spoken to the Bldg. Commissioner.

Town Council Liaison Kris Clark concerned that Staff is overwriting the Commission's Agenda. Thinks if this is what happened that it is inappropriate.

Gloria McPherson clarifies that Staff always puts together a draft Agenda for review – then goes to Chair for approval.

Chair Cheryl Powell, something that is not an application should come to Chair. The way this was worded was inappropriate. This may have not been be the proper format to deal with this, but, agree with concern. Thinks a nice idea for Christmas, but concerns expressed and the previous application was withdrawn and now some safety concerns. Who's liable for this and on Town property.

Gloria McPherson states that structures fall under the Building Commissioner and Building code.

Chair Cheryl Powell suggests – bifurcate them. Approve the Christmas trees to go in certain areas, but the greenhouse to come back. Option to come back.

Cecelia Carey states that it is hard without having an application or a staff report to make any decision.

Chair Cheryl Powell thinks needs a COA.

Betsy Young states that for the amount of time/temp for the holiday season, which makes it not fall into the same category. We haven't seen it, whatever it is. Does it look like the one submitted before? Lack of information.

Chair Cheryl Powell states no nothing submitted. Has not had anything presented. Sounds like we need more information.

Gloria McPherson explains once this was removed from the Agenda nothing was submitted once she told her she was not going to be not on the Agenda, she did not submit anything. The greenhouse will go up under the exclusions. Expresses her belief that the Doesn't think the Bldg. Commissioner will not exclude her from putting it up.

Town Council Liaison Kris Clark states that it seems like Gloria McPherson is working for the BID.

Gloria McPherson states that this was about making sure that got in front of the Commission so any conditions be put on.

David Sorensen states that maybe an executive session – this is not for the public. would be appropriate because this seems like a personnel issue – not for public consumption.

Suggested to put Executive Session discussion on future Agenda.

Chair Cheryl Powell –asks if can do executive session. Good to review. IT – replies yes, this can be done (referring to this meeting).

Gloria McPherson doesn't think you can go into an executive session if not on the Agenda.

Jack Kay how can you condition if not on the Agenda?

Gloria McPherson doesn't think appropriate to condition anything – not on the Agenda.

Chair Cheryl Powell notes communications from EW, to please place under Housekeeping, suggests – extending apologies to Elizabeth Wurfain as this does not appear to go through properly.

Chair Cheryl Powell, Betsy Young and Tim Ferreira are not comfortable stating anything.

Cecelia Carey suggests providing a staff report for this item.

Chair Cheryl Powell, continue to the next Agenda, December 16, 2020. Will find an appropriate place to put on the next Agenda.

Betsy Young states that we have had informal discussions in the past – items come before us without application for discussion.

Other Business

Next HHDC meeting scheduled for December 16, 2020 and January 6, 2021

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Tim Ferreira,

Roll Call Vote:

Jack Kay - aye

Tim Ferreira - aye

Betsy Young - aye

David Colombo - absent

Cecelia Carey - aye

David Sorensen - aye

Cheryl Powell - aye

The meeting ended at 7:42 p.m.

List of Exhibit Documents

Exhibit A – Sign - 569 Main Street, Unit D, Hyannis – Map 308, Parcel 111 – Picture of proposed sign

Exhibit B – 441 Main Street, Hyannis – Map 308, Parcel 080 – Pictures of existing building/property

Exhibit C – 441 Main Street, Hyannis – Map 308, Parcel 080 – Picture of paint color sample

MEETING SUSPENDED