



Town of Barnstable
Growth Management Department
Hyannis Main Street Waterfront Historic District Commission

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 was held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor 6:30 P.M. on Wednesday, January 4, 2012.

MINUTES
January 4, 2012

Members Present: George Jessop (Chair), Dave Colombo (Vice Chair), Joe Cotellessa (Clerk), Meaghann Kenney, Bill Cronin and Brenda Mazzeo (Alternate)

Members Absent: Paul Arnold, Marina Atsalis

Also Present: Elizabeth Jenkins, Principal Planner

Meeting called to order at 6:30pm

Continued Business

First Cape Venture Realty Trust, 415 Main Street, Map 326, Parcel 014

Exterior building and site alterations

- Request for continuance signed and received
- Additional application for signage and outdoor dining furniture submitted and scheduled for January 18, 2012; applicant requested continuance to January 18, 2012 to facilitate closure on all remaining issues at once

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application to January 18, 2012

Vote: So voted unanimously

New Business

Certificate of Demolition

Mary Real Estate Trust, 39 Pearl Street, Map 308, Parcel 089

Demolition of existing building

Represented by Michael Reddish

- Application reviewed: second floor access non-existent since fire; approximately 50% of the interior was damaged beyond repair due to both fire and water damage; water had been running since the fire and was shut off in early November
- History of building provided by Elizabeth Jenkins: property constructed in 1841, individually listed on the National Register of Historic Places; originally one of two Barse Homes; long history of continuous ownership; ell of building is the latest construction of the building and undamaged by the fire
- Commission members have viewed the building and acknowledge that safety is an issue
- Mr. Reddish has only been contracted to perform demolition; he has not been informed of the owners intention for future plans of either the property or structure
- Chair Jessop states that potential does exist for demolition of the historic damaged portion only at this time due to the major historical value has been severely damaged by fire; future use of the building requested prior to the Commission making a determination. Options include partial demotion of the original portion or full demolition both of which require further information in regards to future use of site (rehab it to a housing residence, residence for sale, parking lot, etc.)
- Commission's purview on demolition of a historic property according to the Administrative Code reviewed and discussed
- Members could request the following information: * Order that the demolition be confined to the damaged portion of the building; * Issue a demolition permit for the entire building; * Request further information prior to any decision being made: inclusive of proposed use of property after demolition; if a partial demolition is considered and rehab of the existing structure plus new construction within the footprint of the building – or as the Building Department would permit; or a reconstruction of the building as a historic edifice
- Commission requests Elizabeth Jenkins to obtain an assessment of the building from the Building Department

- Mr. Reddish advises the Commission that his position is that he was hired to perform a demolition of the building, that the owner resides in Arizona and has expressed a desire to possibly rebuild the property. Mr. Reddish requested by the Commission to confer with the owner and obtain answers to the following questions: 1. What is the proposed use of the property if it is totally demolished; 2. Is partial demolition acceptable with reconstruction of the property for residential use; and 3. Is it appropriate for reconstruction of the former structure as best can be achieved, and their understanding of the two (2) year right to rebuild and/or approval for a partial demolition

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to continue the application to January 18, 2012 for the purpose of gathering further information from both the owner and the Building Department

- Continuance is identified for the purpose of gathering further information from both the owner and the Building Department
- Elizabeth Jenkins confirms the answers sought by the Commission are: 1. Information on the proposed use of the property should a full demolition be granted; any information on a partial demolition (if it is acceptable on the fire damaged portion); and a structural assessment

Vote: So voted unanimously

Certificate of Demolition

659 Main Street Nominee Trust, 659 Main Street, Map 308, Parcel 136

Demolition of existing building

Represented by Attorney David Lawler

- Review provided; deterioration notable; mold is present; roof leaks; electrical open to outside elements; structure is beyond repair and ability to salvage; status according to the Hyannis Fire Department
- Chair Jessop states that the building is not suitable for commercial occupancy
- Structure holds no historical structural value
- Add from b info on property to file

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the Certificate of Demolition as submitted

Vote: Aye: Kenney, Cotellessa, Mazzeo, Jessop, Cronin

Abstain: Colombo

Certificate of Appropriateness

659 Main Street Nominee Trust, 659 Main Street, Map 308, Parcel 136

Construction of parking lot, landscaping, and associated site improvements

Represented by Attorney David Lawler

- Application review provided; application is consistent with the TOB Design and Infrastructure Plan (DIP); Site Plan Review has approved with conditions; Applicant requires a Special Permit from the Planning Board
- Elizabeth Jenkins clarifies required approval of exterior site features within HHDC
- Applicant will return to HHDC with an application for approval on lighting fixtures and their placement
- Parking lot proposed is asphalt and for twelve (12) parking spaces
- Review: curb cut; access; walkway; no new fencing proposed

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve the application as submitted

Vote: Aye: Kenney, Cotellessa, Mazzeo, Jessop

Abstain: Colombo, Cronin

Minutes

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to approve the minutes of December 7, 2011 as submitted

Vote: So voted unanimously

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to adjourn

Meeting adjourned at 7:45pm

Next HHDC meeting scheduled for Wednesday, January 18, 2012 at 6:30pm

Respectfully submitted

Theresa M. Santos

Growth Management

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

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