



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

BARNSTABLE
TOWN CLERK

19 FEB -7 A11:52

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 at 6:30 pm on **Wednesday, January 16, 2019.**

MINUTES

Members Present: Cheryl Powell, Taryn Thoman, David Dumont, Timothy Ferreira and Cecelia Carey

Members Absent: Marina Atsalis, David Colombo and Betsy Young

Staff Present: Karen Herrand, Principal Assistant, Planning & Development Dept., Paul Wackrow, Principal Planner, Planning & Development Dept., Elizabeth Jenkins, 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

Welcome to New Members, Specialists, and Advisors

Chair Cheryl Powell welcomes new member Cecilia Carey.

Also welcome to: Town Council President, James Crocker, Jen Cullum, Elizabeth Jenkins, Paul Wackrow and Town Attorney Ruth Weil.

Review of G.L. c. 268A § 19 - State Ethics Commission, Conflict of Interest & Recusals

Chair Cheryl Powell will bring this item up later in the meeting.

Chair Cheryl Powell reads HHDC's Article III, §112-24. Purpose into record: *The purpose of this article is to promote the educational, cultural, 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 and architecture of 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

Matthew Kundel d/b/a Cape Cod Barber Shop – 15 Barnstable Road, Hyannis – Map 327 Parcel 007
New Signage

Matthew Kundel in attendance. He gives an explanation of the proposed signage. He refers to the picture, Exhibit A. He wants to replicate the original sign. Gold leaf color. Exhibit B, sample of the Gold leaf.

David Dumont asks about the lighting on the sign.
Matthew Kundel replies he will replace with LED's but there is existing lighting here.

Taryn Thoman confirms this is just for signage.

Chair Cheryl Powell asks for any public comment – None.

Chair Cheryl Powell entertains a motion, moved by Dave Dumont to approve as presented, seconded by Taryn Thoman, so voted unanimously.

Art of Construction Inc. – 428 South Street, Hyannis – Map 308 Parcel 124
Replacement Windows

Holly Tarlet, of Art of Construction in attendance. She gives an explanation of the remodeling work that is being done and the windows that need to be replaced. She refers to the picture, Exhibit C. The windows need to be replaced on side of house. Another double hung on the back side as well.

Chair Cheryl Powell asks for any public comment – None.

Dave Dumont confirms white color/grill pattern.

Holly Tarlet replies, yes, the same color/grill pattern.

Chair Cheryl Powell entertains a motion, moved by Taryn Thoman to accept as presented, seconded by Dave Dumont, so voted unanimously.

Discussion – Wayne Kurker Trust – 77 Pleasant Street, Hyannis – Map 327 Parcel 118
Parking Proposal

Wayne Kurker in attendance. He has handouts for the Commission. Exhibit D. He gives an explanation regarding his Pleasant Street property. House in low grade area, surrounded by HAC properties and a hotel. The house is historic, questions if it should be elevated and renovated? Refers to Exhibit D handout with colors representing where house is located, proposed location and add ons to property.

Possibly move house – he owns a lot across from Bradford's Hardware. Possibly do a parking lot in gravel. Explains the potential of how it would look. Possibility of how it could be renovated. Has met with Town Manager and would want the parking lot to be hidden/not visible to the public. He is looking for input as to what the Commission might want to see here.

Chair Cheryl Powell asks for public comment – None.

Tim Ferreira asks how many parking spots looking for?

Wayne Kurker replies a total of 81 spaces. He is looking for what HHDC would like to see here.

Taryn Thoman asks if the house is on the National Register.

Dave Dumont asks what the acreage is of the lot.

Wayne Kurker replies 35,000 sq. ft. The house is in very bad condition, he is not sure if it is on the National Register.

Chair Cheryl Powell commends Wayne Kurker for coming to HHDC prior to any work.

Wayne Kurker states that he will most likely proceed with a regulatory agreement. Possible suggestions of what type of house HHDC may suggest/style.

Dave Dumont thanks him for coming to HHDC. His view is he'd be ok with a parking lot and to see the existing structure be there, historic bldg. Agreement: Chair Cheryl Powell and Taryn Thoman comment that they are in agreement with this also.

Chair Cheryl Powell states keep as much as possible, keep the historical aspect for the house.

Wayne Kurker replies, he will look into raising the structure and get opinion on the shape of the house. Late 1800's is the age he thinks.

Elizabeth Jenkins interjects that this is probably a contributing building.

Continued Business

Certificate of Appropriateness

Verizon New England, Inc. – 49 Ocean Street, Hyannis – Map 326 Parcel 025

Proposed reinforcement and 50 +/- ft. extension to existing tower

David Dumont recuses himself from this Verizon application.

Chair Cheryl Powell explains that she has stock with Verizon, she has contacted the State Ethics Commission, they suggested to do a Section 19 through the Town Council for an exemption, which she has done, see Exhibit E.

Attorney Michael Ford in attendance for Verizon. He is fine with this, however he is asking for a continuance at this time, he would like a full Board/Commission (HHDC) to be present. He is fine with signing another extension of time in order to not obtain a constructive grant and to continue to the next, Feb. 6, 2019, meeting, in hopes that HHDC will have full Board.

Taryn Thoman states that the Appointments Committee just appointed a new full member, can they be sworn in early in order to have them be able to come to the next HHDC meeting?

James Crocker Jr., Town Council President replies that the Chair can write a letter to the Appointments Committee and request that Town Council move this ahead/request it.

Elizabeth Jenkins states that staff would like some extra time on the extension, to February 13th in order to render a Decision.

Attorney Michael Ford signs the Extension – to February 13th, 2019.

Certificate of Hardship

Verizon New England, Inc. – 49 Ocean Street, Hyannis – Map 326 Parcel 025

Proposed reinforcement and 50+/- ft. extension to existing tower

Chair Cheryl Powell entertains a motion to continue this application/matter to Feb 6, 2019, meeting, seconded by Taryn Thoman, so voted unanimously.

Old Business

Update on Communication with Building Dept. and Enforcement

No other input.

Other Business

Approval of December 19, 2018, Minutes

Chair Cheryl Powell refers to the draft minutes of December 19, 2018, Exhibit F.

Minutes as amended. Pg. 2 – 6th paragraph from bottom – remove “we” and insert “the Building Dept.”

Pg. 3 – 4th paragraph down – insert “and if available”.

Pg. 3 – 10th paragraph down – delete ~~Town Council~~ and insert “The Appointments Committee to consider”.

Pg. 3 – 4th paragraph from the bottom – delete ~~were not being done by the code/bylaws~~ and insert after things “may not have been strictly performed”.

Pg. 4, 1st paragraph delete ~~has to do their job~~ and insert “is permitted to deal with this”.

Chair Cheryl Powell entertains a motion to approve the minutes as amended, moved by Taryn Thoman, seconded by Tim Ferreira, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for February 6, 2019

Adjournment

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

The meeting adjourned at 6:50 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

Exhibit A – 15 Barnstable Rd., Hyannis – Map/Par 326/025 picture of sign on bldg.

Exhibit B – 15 Barnstable Rd., Hyannis – Map/Par 326/025 gold leaf sample.

Exhibit C – 428 South Street, Hyannis – Map/Par 308/124 picture of house

Exhibit D – Handout from Wayne Kurker – sketch/info/colored of 77 Pleasant St., Hyannis Map/Par 327/118

Exhibit E – Section 19 document – Chair Cheryl Powell

Exhibit F – Draft minutes of Dec. 19, 2018