



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

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BARNSTABLE  
TOWN CLERK

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, 2<sup>nd</sup> Floor at 6:30 pm on **Wednesday, August 7, 2019.**

**APPROVED AS AMENDED MINUTES**

**Members Present:** Cheryl Powell, Taryn Thoman, Betsy Young, Cecelia Carey, Jonathan Kanter, David Dumont and Marina Atsalis

**Members Absent:** David Colombo and Tim Ferreira

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

**Roll Call**

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

**Housekeeping**

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

Chair Cheryl Powell reads into record:

*§112-24 – Purpose. 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**

**Certificate of Appropriateness**

**Chris M. Solimini – 606 Main St., Hyannis – Map 308 Parcel 066**  
Paint and Siding

Noel Sestor In attendance, for the Applicant.

Chair Cheryl Powell reads the applicant's detailed description into record, application packet, pg. 3, Exhibit A.  
*I would like to change the color of trim in front to white. Also would like to vinyl side the side of building but not the first 30 ft. of wall, it will stay the same.*

Betsy Young asks for clarification of where the building is, reference to picture, Exhibit A.

Taryn Thoman asks for clarification of the area re the three store fronts.

David Dumont asks about the side of the bldg. that would be proposed for vinyl siding.

Discussion regarding approval of vinyl.

Paul Wackrow clarifies the District's Guidelines, see Hyannis Main St. Waterfront Historic District Guidelines for Exterior Building Materials and Colors - bullet no. 6, refers to vinyl siding, Exhibit C. He could not find an example of vinyl ever being approved.

Noel Sestor replies that this area rots, the wood stays wet so the Applicant was thinking about vinyl for this reason.

Chair Cheryl Powell explains that Commission doesn't allow this.

Betsy Young confirms from the handout what is allowed. Trim to be white, color chart referred to, Exhibit B.  
Any other damage to the bldg. to be repaired.

Dave Dumont would like to have the Applicant here to go over everything.

Options – continuance or approve what is on the application.

Chair Cheryl Powell confirms – cedar shake shingles. White will be the color for the trim. No shutters on this application.

Noel Sestor confirms Applicant will do white trim, can he do corner boards metal and paint white?

Chair Cheryl Powell and David Dumont – No, not allowed.

Noel Sestor confirms Applicant will keep the shutters the same color. Do repairs in stages. Replace corners with wood.

David Dumont explains aluminum and wood materials, Azek is an approved material, this won't rot and this may be a good recommendation for this.

**Chair Cheryl Powell entertains a motion to make findings, as modified, wood or Azek material, white paint for trim, shutters not in application, corners to be Azek, moved by Betsy Young, to be compatible with preservation and protection of the district as modified, seconded by Cecelia Carey, Jonathan Kanter abstains. The motion passes.**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Dumont for 606 Main Street, Hyannis, with conditions that trim be approved to be wood or Azek material, color to be white, reside/gable end approve cedar shingles, white or natural, seconded by Taryn Thoman, Jonathan Kanter abstains. The motion passes.**

**Hyannis Harbor Tours Inc. – 220 Ocean St., Hyannis – Map 326 Parcel 070**  
Windows, Doors, Alterations

Chair Cheryl Powell asks for a brief pause in the meeting. Marina Atsalis leaves the meeting/~~recusal needed~~ – possible recusal to be discussed as Commissioner is an abutter. ~~this Commission Member is an abutter for the next two applications on the Agenda.~~

Tim Sawyer in attendance. He gives an explanation of the project, refers to the picture of the Bldg. 220 Ocean Street, Exhibit D. He refers to the rendering/Exhibit D/outline of the bldg. Taking existing windows out and putting new windows double hung in. New entry vestibule, aluminum entry door. No increase to the footprint of the bldg., 3 sliding windows now at Ben & Jerry's, one window will be eliminated and two sliding windows put in.

Betsy young confirms that this is the location for tickets.

Tim Sawyer clarifies that the ticket sales will be inside now, a larger waiting space will be on the inside.

David Dumont asks about materials.

Tim Sawyer replies, Anderson A series, fiber ex material white, will match existing. Third window coming out.

**Chair Cheryl Powell entertains a motion, moved by David Dumont that the Commission find that it be compatible with preservation and protection of the district, seconded by Taryn Thoman, so voted unanimously.**

**Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Betsy Young, to approve as described, seconded by Cecelia Carey, so voted unanimously.**

**Hyannis Harbor Tours Inc. – 230 Ocean St., Hyannis – Map 326 Parcel 069**  
Windows, Alterations

Tim Sawyer in attendance. This bldg. is directly next door to 220 Ocean St., he refers to rendering of bldg. Exhibit D, layout/plan A2.0, there are 3 entry points and a vestibule. Eliminating doors on the octagon piece, replacing with windows like other location on this portion of the bldg., awnings above head level of windows.

Back view, back side of building, adding a chimney to enclose kitchen exhaust hood. A2.1 plan referenced, Exhibit E, this is Channel Point Rd. view, refers to picture of building, corner photo, Exhibit F. This portion did not have the exhaust. Also putting a window into the kitchen.

David Dumont clarifies materials and woven shingle corner.

**Chair Cheryl Powell asks for public comment. None. Public comment is closed.**

Taryn Thoman asks about the chimney on this application, asks where this will be.

Tim Sawyer points out both views from the plans A2.1 and A2.0, Exhibits D and E, confirms never been a chimney there before. This is not a brick chimney, exhaust hood enclosure. Points it out on the rendering and confirms putting a window in to. Cedar shingle material.

Chair Cheryl Powell points out the roof line. Cedar shakes?

Tim Sawyer replies, yes, matching same product.

**Chair Cheryl Powell entertains a motion on the findings, moved by Taryn Thoman to be compatible with the preservation and protection of the district, seconded by Jonathan Kanter, so voted unanimously.**

**Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Betsy Young to issue for 230 Ocean St., as described in the submitted materials, seconded by Cecelia Carey, so vote unanimously.**

**Certificate for Demolition or Removal**

**R.F. & R.M. LLP – 183 Iyannough Rd., Hyannis – Map 328 Parcel 201**

Chair Cheryl Powell reads the email request for extension into record, Exhibit G.

*on behalf of R.F. & R.M. LLP – the owners of the building located at 183 Iyannough Road, Hyannis – we are formally requesting that the HHDC Hearing presently scheduled for Wednesday, August 7, 2019, be rescheduled to Wednesday, September 18, 2018*

**Chair Cheryl Powell entertains a motion, moved by Marina Atsalis that the Commission continue the public hearing on the 183 Iyannough Road demolition application to the September 18, 2019, meeting at 6:30 pm, in the Selectmen’s Conference Room, Barnstable Town Hall, seconded by Cecelia Carey, so voted unanimously.**

**Old Business**

Referrals to Building Dept.

Paul Wackrow gives an update: two letters; 252 Main Street and 560 Main Street, enforcement letters. One of these matters, 252 Main Street will be submitting and application and come to HHDC, most likely in September.

**Matters not Reasonably Anticipated by the Chair**

Taryn Thoman states that the process for this Commission is improving.

Chair Cheryl Powell states that the Commissioners have had to learn a lot of things and everyone is doing ~~better~~ well.

David Dumont gives praise to Paul Wackrow/Staff for guidance.

Next HHDC meetings scheduled for August 21, 2019 and September 4, 2019

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Jonathan Kanter. Taryn Thoman abstains. The meeting is adjourned.**

The meeting ended at 7:26 p.m.

Respectfully submitted  
Karen A. Herrand

**List of Exhibit Documents**

**Exhibit A** – 606 Main St., Hyannis Map/Par 308/066 – detailed description of proposed work - application

**Exhibit B** – HHDC Color Chart

**Exhibit C** – HHDC Guidelines for Exterior Bldg. Materials and Colors -

**Exhibit D** – Hyannis Harbor Tours, Inc. – Map/Par 326/069 & 070 – plan views of bldg. A2.1 and A2.0

**Exhibit E** – Hyannis Harbor Tours, Inc. – Map/Par 326/069 & 070 – plan views of bldg. A2.1 and A2.0

**Exhibit F** – Hyannis Harbor Tours, Inc. – Map/Par 326/069 & 070 – picture of corner of bldg.

**Exhibit G** – R.F. & R.M. LLP – 183 Iyannough Rd. Map/Par 328/201 – Email July 31, 2019 – Extension request