



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

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BARNSTABLE
TOWN CLERK

DEC -6 P1:25

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, October 17, 2018.**

APPROVED AS AMENDED MINUTES

Members Present: Betsy Young, David Colombo, Marina Atsalis, Taryn Thoman, David Dumont, and Cheryl Powell

Members Absent: Timothy Ferreira

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

An announcement was made by Betsy Young, 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

Joanne McMahon – 76 South Street, Hyannis – Map 327 Parcel 138
Demolition of Structures

Chair Betsy Young clarifies that the Applicant wants to demo all structures.

JoAnne McMahon, Applicant in attendance. She explains that she has history with the house/family owned. The buildings are too much to handle re maintenance/upkeep. She has rentals/tenants here as well, but she would remove them slowly. She has trouble getting insurance. The zoning is changing and having to maintain these buildings is a hardship for her. She hands out letter she wrote, see Exhibit A.

Dave Dumont clarifies which buildings are for demolition – reference to building pictures, See Exhibit B.

Joanne McMahon states that she would continue to park cars there for awhile after the buildings are gone.

Marina Atsalis makes comment that she also has a parking lot and house on property and she is able to obtain insurance for both.

Cheryl Powell clarifies/confirmes the age of the buildings.

David Colombo clarifies the zoning, parking lot.

Paul Wackrow interjects/replies, this is in the Harbor District. He explains that they can have a special permit for the parking, this has been issued from the 1990's.

Cheryl Powell asks how many cars can fit, 54?

JoAnne McMahon answers yes, vehicles have to be 10 ft. away from dwelling.

Taryn Thoman asks if /when she was aware that this property is on the National Register, did you know that this is part of Historic District?

JoAnne McMahon replies yes, also may be able to see from School Street, but probably not from Pleasant Street anymore.

Taryn Thoman asks if it is a plan to run this property as a parking lot full time when the buildings are gone.

Cheryl Powell comments that her concern is the taking down of historic buildings.

Marina Atsalis comments that the home looks like it's in fine and in good condition.

Dave Dumont states that he hates to see historic buildings just go away, especially without a plan presented for a new use. He'd have a hard time voting to demolish these without a plan. He'd be more receptive if there was a plan.

JoAnne McMahon replies that the new affordable rentals being put up are going to take rentals away from her.

Dave Dumont disagrees, states there is a dire need for housing.

Betsy Young agrees and comments yes, there is new housing going up, but there is a great need.

David Colombo comments that he thinks these buildings are salvageable. He'd have a hard time voting yes to demolish these.

Joanne McMahon states that it makes a lot of money as a parking lot.

Taryn Thoman clarifies/confirms that it seems like making it a parking lot would make for a lot of revenue.

Chair Betsy suggests possibly taking each individual bldg. separately to make a determination per each.

Taryn Thoman asks if /what is currently being inhabited.

Joanne McMahon replies that the garage is not being used for anything.

Discussion regarding which buildings are occupied and not, ages of the buildings and conditions of.

David Dumont suggests possibly putting this off and have the Commission get more information for the garage and separate from the other buildings.

Discussion regarding possibly viewing of the buildings/trip for the Commission to look at and which buildings have tenants, and suggesting of possible videotaping/making documentation of the properties.

JoAnne McMahon explains that she keeps putting money into the properties. The parking lot makes the revenue and the properties are taking money as they are in need of a lot of maintenance.

Motion made by David Dumont to deny the application with apologies, seconded by Cheryl Powell, so voted unanimously. This Application is DENIED.

Continued Business

David H. Webb – 414 South Street, Hyannis – Map 308 Parcel 126
New Siding, Shingles and Bulkhead

David Webb in attendance. They are taking the siding off. Not removing windows. It's a dentist office now. Grey color for shingles, casing left white.

Cheryl Powell asks if same design?

David Webb replies yes. They are going to replace the bulkhead with the same, grey in color as well, just a new one.

Motion made by David Dumont to approve as presented, seconded by Cheryl Powell, so voted unanimously.

Other Business

Approval of October 3, 2018, Minutes

Motion made Cheryl Powell to accept the minutes, seconded by David Dumont, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Marina Atsalis comments about the banners on South Street and A Frame signs at corner of Ocean Street and South Street. Also, 3 more shanties with chairs and tables that the Commission did not approve.

Cheryl Powell asks who approved these. Is there an actual procedure for this?

David Colombo comments, if the Town has to come when they have application or not?

Paul Wackrow replies yes.

Discussion re procedure for shanties and signage guidelines and signage that get put up without permission as temporary versus permanent. Political signage, banners, which is temporary. Torino's for example.

Cheryl Powell has spoken to the owner. This is advertisement for their entertainment, the owner stated these are temporary signs.

David Colombo states that it's different guidelines for town and private property. Signs and structures both. We need some answers/clarification for this. There is not a lot of enforcement for the signage, we have been going around and around with this issue.

Discussion: Political signage is allowed/temporary signage. A frames are approvable. Hardship signs go to Planning Board.

Taryn Thoman states that they need clarification of what a temporary sign is and the process to get.

David Colombo states that temporary signage is only supposed to be there for a short time, not to advertise drinks, only 30 days or 60 days?

Cheryl Powell would like to review the sign requirements and see what is absent and then get clarification and present with a proposal of a process to present to the Town.

Paul Wackrow explains that the Historic District Guidelines can be changed by the body, but this would have to go to the Town Council to become legislation.

Matters Not Reasonably Anticipated by the Chair

Taryn Thoman states that she would like Tim Ferreira to be a permanent member, not listed as an alternate. Member from Barnstable Historic was demoted. We are supposed to have someone from Barnstable Historic Board on this Commission.

Reference is made to the Agenda, listing of alternate members.

Cheryl Powell states that we need to go back to do the election.

Paul Wackrow comments that they are going to try to do this very quickly.

Taryn Thoman interjects/makes reference re procedure, this is done by the Appointments Committee. Generally we do this by service and Tim Ferrerria has been a long term member.

Cheryl Powell states that anything voted on in the past becomes questionable.

Paul Wackrow replies they are going to look into that.

Motion to adjourn entertained by Chair Betsy Young, moved by David Dumont, so voted unanimously.

Next HHDC meeting scheduled for November 7, 2018

The meeting adjourned at 7:38 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

Exhibit A – Letter dated October 17, 2018, submitted by Joanne McMahon – 76 South St., Hy Map/Par 327/138

Exhibit B – Pictures of buildings – 76 South St., Hy Map/Par 327/138