



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

**MINUTES**  
**OCTOBER 21, 2020**

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

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

**Staff Present:** Karen Herrand, Principal Assistant, Gloria McPherson, Economic Development Coordinator, 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/94221738489>

Phone: 888 475 4499 US Toll-free

Meeting ID: 942 2173 8489

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**

**Attendance Roll Call**

Jack Kay - absent

David Dumont – absent

Tim Ferreira – absent

David Colombo – absent

Betsy Young - here

Cecelia Carey – here

David Sorensen – here

Cheryl Powell - here

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

**Housekeeping**

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

**Old Business**

NOV '20 PM2:08  
BARNSTABLE TOWN CLERK

**Elizabeth Wurfbain and Sturgis – 430 & 529 Main Street, Hyannis – Map/Parcel - 309/219 & 308/269**

Greenhouses – (tabled at October 7, 2020, meeting - needs a vote by Commission to accept applicant's request to withdraw without prejudice)

Chair Cheryl Powell states that per advisement of Staff, this would be ok to vote on this as a procedural matter/administrative item.

**Chair Cheryl Powell entertains a motion to accept withdrawal without prejudice submitted by Elizabeth Wurfbain for both addresses, 430 & 529 Main Street, Hyannis, moved by David Sorensen, seconded by Cecelia Carey,**

Chair Cheryl Powell reads email into record as submitted by Elizabeth Wurfbain: *"I am requesting to withdraw the applications without prejudice please, thank you, Elizabeth Wurfbain"* – Exhibit A.

**Roll Call Vote:**

**Betsy Young – abstain**

**Cecelia Carey – aye**

**Cheryl Powell – aye**

**David Sorensen - aye**

**David Dumont – absent**

**David Colombo – absent**

**Jack Kay – absent**

**Tim Ferreira - absent**

**The motion passes as an administration majority vote.**

**New Business**

**Luke Miemiec/Acushnet Alternative Heating - 430 Main Street, Hyannis – Map 309 Parcel 219**

Solar panels - roof

Luke Miemiec in attendance. He explains flat roof project – 134 roof mounted panels. Not visible from street at all.

Chair Cheryl Powell states that the application needs to be signed.

Luke Miemiec will come to office to sign.

**Chair Cheryl Powell asks for any public comment.**

Christopher and Thomas George in attendance. They are in support of this project. They are the owners of the building.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Betsy Young, that this application is compatible with the preservation and protection of the district for 430 Main Street, Hyannis, seconded by David Sorensen,**

**Roll Call Vote:**

**Betsy Young - aye**

**Cecelia Carey - aye**

**David Sorensen - aye**

**Cheryl Powell – aye**

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by David Sorensen to issue for the application at 430 Main Street, Hyannis, seconded by Betsy Young,**

**Roll call Vote:**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Sorensen – aye**

**Cheryl Powell - aye**

**Luke Miemiec/Acushnet Alternative Heating - 366 Main Street, Hyannis – Map 327 Parcel 002**

Solar panels - roof

Luke Meimic in attendance. He gives an explanation of the proposed installation. Flat roof solar panels to be installed, 166 panels at 366 Main Street, Hyannis.

Gloria McPherson states that only the Commission can determine when an application is not visible from the street.

**Chair Cheryl Powell asks for any public comment.**

Christopher and Thomas George, owners. In support of the project.

**Chair Cheryl Powell closes public comment.**

Jack Kay (just came into meeting). He asks about a conduit and where it will be located on the building?

Luke Miemiec replies/refers to pg. 1 of the plan submission, shows where it will be run down the side, existing meter there already, Exhibit B.

Jack Kay asks about Fire Dept. disconnects and will it be visible?

Luke Miemiec replies, yes, it will be a meter and a disconnect at ground level on the building.

Gloria McPherson asks about the color and suggests to paint it to match the bldg., to be the same color as the structure, specifically the conduits.

Luke Miemiec – grey color, standard – Inspector to decide as well.

Jack Kay asks about where it will be run over? A trapeze exposed?

Luke Miemiec replies, no, 1 ¼ inch wide coming down the wall.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Betsy Young, to be compatible with the preservation and protection of the district, with items; Applicant to sign applications asap, and conduit box will be painted to match the bldg., based on feedback from inspector/utility company, seconded by Cecelia Carey,**

**Roll Call Vote:**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Sorensen – aye**

**Cheryl Powell – abstain**

**Jack Kay – aye**  
**The motion passes.**

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Betsy Young to issue for application at 366 Main Street, Hyannis, as submitted materials, with items; Applicant to sign applications asap and conduit box will be painted to match the bldg. based on feedback from inspector/utility company, seconded by Cecelia Carey,**

**Roll Call Vote:**

**Betsy Young – aye**  
**Cecelia Carey – aye**  
**David Sorensen – aye**  
**Jack Kay – aye**  
**Cheryl Powell - abstain**  
**The motion passes.**

**Minor Modification**

**Vivint Solar for 35 Pleasant Street – Map 327 Parcel 123 - Solar panels, 2017 Decision Approved**  
Addition of 8 panels

Stephen Spengler, Vivint Solar in attendance. He gives an explanation of the proposed modification. There is already a system on the house, they are adding 8 panels to the back. Not visible. Give customer more coverage.

Gloria McPherson shares the screen to show Pg. 1/0, Exhibit C. Picture of the panels to be added.

Jack Kay refers to the original array (2017 installed panels), is this a new array, different building? Is it at a different elevation?

Stephen Spengler replies, this is an add on system, not on a different building, same type of panels. It's in the back with a lower elevation.

Chair Cheryl Powell confirms that it is less visible.

Stephen Spengler states that the already approved panels are closer to the road, this is a back structure, hidden by the main house/building, much less visible than the already approved arrays.

**Betsy Young asks Chair Cheryl Powell to allow for a 5 minute recess. There is a disruption with two Commissioner's in attendance. Chair allows for this 5 minute recess.**

**Chair Cheryl Powell calls the meeting back to order.**

Gloria McPherson reads in some suggested draft findings and summarizes; The additional panels that are proposed to be installed on same structure, minimal, and are located in the rear, and not likely to be visible.

Jack Kay asks if these are micro inverted panels. Will be connected to the two story building, concerned if two switches and two grey boxes and two sets of conduits – mechanics of. Duplicate support systems, will they all converge at the same location on the structure or will they be independent?

Stephen Spengler replies that they go through a different inverter. Meets the required code for the system. He shares the meeting screen and shows an aerial view of the project. Roof structure for the additional 8 panels. Meter pictures on the house/how will look, small system. Shows existing equipment, will go into the same meter/box, Exhibit D.

Jack Kay – wanted to be sure that the other Commissioner’s knew what would look like and the device being used and how the technical side will look.

Stephen Spengler states that it is away from the street and they will be using the existing meter at the front corner of the house.

Chair Cheryl Powell confirms where meter will be.

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

**Chair Cheryl Powell entertains a motion for Findings for a minor modification, Betsy Young moves that this is compatible with the preservation and protection of the district, seconded by Cecelia Carey,**

**Roll Call Vote:**

**Jack Kay – aye**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Sorensen – aye**

**Cheryl Powell – aye**

**Chair Cheryl Powell entertains a motion for Certificate of Appropriateness/minor modification, moved by Betsy Young, seconded by Cecelia Carey,**

**Roll Call Vote:**

**Jack Kay – aye**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Sorensen – aye**

**Cheryl Powell – aye**

**Other Business**

Approval of October 7, 2020 Draft Minutes

Chair Cheryl Powell would like to table the draft minutes of Oct. 7, 2020, to the next HHDC meeting.

Next HHDC meeting scheduled for November 4<sup>th</sup> and November 18<sup>th</sup>, 2020

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by David Sorensen,**

**Roll Call Vote:**

**Jack Kay – aye**

**Betsy Young – aye**

**Cecelia Carey – aye**

**David Sorensen – aye**  
**Cheryl Powell – aye**

The meeting ended at 7:35 p.m.  
Submitted: Karen Herrand

**List of Exhibit Documents**

**Exhibit A** – 430 & 529 Main St., Hy, email from E. Wurfbain – Request to Withdraw without Prejudice.

**Exhibit B** – 366 Main St., Hy – pictures of building and existing meter – Map/Par 327/002

**Exhibit C** – 35 Pleasant St., Hy – picture of proposed panels – Map/Par - 327/123

**Exhibit D** – 35 Pleasant St., Hy – picture of roof and existing equipment – 327/123

APPROVED