



# MANCHESTER-BY-THE-SEA

## HISTORIC DISTRICT COMMISSION

Town Hall, 10 Central Street

Manchester-by-the-Sea, Massachusetts 01944-1399

### MINUTES

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## HISTORIC DISTRICT COMMISSION

Special Meeting May 1, 2019

**Members Present:** Chairman John Round, Donald Halgren, Richard Smith, Joseph Sabella, Rosemary Costello, Robert Coppola, and Tracy Gothie.

**Members Not Present:** All members present.

Mr. Round called the Historic District Commission (“HDC”) to Order at 7:00 p.m. Mr. Round then introduced the Board members to those in attendance. It is noted that this meeting is being digitally recorded by the HDC clerk, and the typed minutes represent the permanent record of the Board. The format of the hearing was explained to those in attendance by the Chairman.

### CONTINUED APPLICATION

Mr. Round introduced the application of **Antique Table Trattoria**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as many be necessary, to approve the sign or signs outside the restaurant, at **7 Central Street**, Assessor’s Map No. 53, Lot 32, in District G, filed with the Town Clerk on March 12, 2019.

Mr. Carlo Soto (owner) and Mr. Joao Dos Santos (manager) introduced themselves and explained the exterior sign for the Antique Table Trattoria as follows: The proposed exterior sign will be 3' x 3' wooden sign, against the wall above the front door, with no change to the existing lighting. The lettering will be in the middle of the sign with the logo (light beige and the cast iron stove is dark gold in color). The sign will have PVC lettering over aluminum composites, ½" above the sign. The sign will be 12" high, 16' wide, 2' x 2' high on the logo part (cast iron stove) (central disk). The sign itself is about 1'.

Mr. Smith pointed out that the existing sign at 7 Central had not been approved by the HDC. Mr. Soto explained that they based their present sign design on the existing sign at 7 Central.

Mr. Round expressed concern that the logo extends too long in both directions, and asked if they would consider putting the logo on the clapboards of the front of the left

side of the building, and the sign with the lettering can be placed above the front door. Ms. Costello stated that the sign can't block any of the windows. Mr. Coppola suggested that "Antique Table" is listed twice on the sign, and one of the "Antique Table" can be removed, which will allow the size of the sign to be reduced.

Mr. Smith requested that Mr. Soto and Mr. Dos Santos provide a scaled drawing, so the HDC will understand what they are approving. Also, it would be helpful to get the revised drawings to Mr. Round for review prior to the meeting.

Mr. Round asked for a discussion regarding the lighting in front of the building, and Mr. Sabella pointed out that the existing lighting hadn't been approved by the HDC either, and thanked Mr. Soto and Mr. Dos Santos for removing the spot/flood lights from the front of 7 Central. Mr. Sabella added that the present 7 Central sported banners, sandwich signs, colorful blinking lights, and none of these types of signage or lighting is acceptable to the HDC. Mr. Sabella explained that the role of the Historic District Commission ("HDC") is to bring back and maintain the ambience, the feel, and the texture of the Historic District. Mr. Dos Santos stated that there are five (5) radiowave type lights above the sign. Mr. Smith stated that illuminated lights are not permitted. Ms. Gothie pointed out that there is a street light in front of 7 Central that should provide enough lighting, in addition to the lighting Antique Table chooses. Mr. Dos Santos stated that the Antique Table promotes soft lighting in their restaurants, so that the patrons can focus on their table and enjoy their experience. Mr. Soto stated that the Antique Table staff will comply with all the regulations set forth by the HDC and other Town Boards.

The HDC members decided, and Mr. Soto and Mr. Dos Santos agreed, that there would be another special HDC meeting held the following Thursday, May 9, 2019, pending the completed drawings and specifications of the proposed sign.

Mr. Halgren made a motion to continue the application of **Antique Table**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as many be necessary, to approve the sign or signs outside the restaurant, at **7 Central Street**, Assessor's Map No. 53, Lot 32, in District G, filed with the Town Clerk on March 12, 2019.

Mr. Smith seconded the motion. Vote: Mr. Round, Mr. Halgren, Mr. Smith, Ms. Costello, Mr. Sabella, Mr. Coppola, and Ms. Gothie voted in favor of continuing this application.

Mr. Halgren made a motion to waive the public hearing on the application of **Antique Table**, for a Certificate of Appropriateness from the Historic District Commission, or other such relief as many be necessary, to approve the sign or signs outside the restaurant, at **7 Central Street**, Assessor's Map No. 53, Lot 32, in District G, filed with the Town Clerk on March 12, 2019.

Ms. Costello seconded the motion. Vote: Mr. Round, Mr. Halgren, Mr. Smith, Ms. Costello, Mr. Sabella, Mr. Coppola, and Ms. Gothie voted in favor of continuing this application.

## ADMINISTRATIVE MATTERS

**March 25, 2019 HDC Minutes:** Review and possible approval of the minutes. Tabled to the next HDC meeting.

**Updated/Revised HDC Applications:** Review, discussion, and vote to possibly approve or further revise the updated/revised applications. Revisions include the updated filing fees, add additional applicant information, and improve the appearance of the applications. Tabled to the next HDC meeting.

**Rosedale Cemetery:** Status update. Tabled to the next HDC meeting.

**Sandwich Signs in the Historic District:** Further review and discussion. Tabled to the next HDC meeting.

**Elm Street Sign:** Status update on relocation of the sign. Tabled to the next HDC meeting.

**Adjournment:** Ms. Costello made a motion to adjourn the meeting, and Mr. Halgren seconded the motion. Vote: Mr. Round, Mr. Halgren, Mr. Sabella, and Ms. Costello voted unanimously in favor of adjourning the meeting. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Adele Ardolino, Clerk  
Historic District Commission  
Manchester-by-the-Sea, MA