



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

MINUTES
February 7, 2024
6:30 p.m.

Members Present: Cheryl Powell, Kevin Matthews, Jack Kay, Matt Clark, Tom Doherty and Jennifer Hinckley Needham

Members Absent: Cornelius Cawley, Laura Cronin

Staff Present: James Kupfer, Assistant Director, and Karen Pina, Principal Assistant, Planning & Development Dept. in attendance.

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 **6:30 P.M.** on **Wednesday, February 7, 2024.**

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

Please silence your cell phones

Call to Order

Attendance Roll Call

Kevin Matthews
Jennifer Hinckley Needham
Matt Clark
Tom Doherty
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads Chapter 112, Article III, 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

Harborview Hotel Investors, LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035

Awning//Canopy

Eric Leckstrom In attendance. Proposal to replace existing wood and fabric structure – new similar with a fabric roof.
Matt Sperry also in attendance.

Tom Doherty, will patio be used year round?

Matt Sperry – seasonal. Restaurant closes. Open air and curtains on the side to close in – new awning. Fabric sample passed around, this is similar to what is there now. Matte finish. Attaches to wooden structure with panels that slide up in each bay, a track.

Matt Sperry, passes around some better renderings that show what the new awning will look like attached.

Chair Cheryl Powell asks for any public comment. None.

Jim Kupfer, clarifies color, clear plastic remain? Bordered in same fabric and lighting. Also clarifies that there will be no new signage.

Matt Sperry, varnish finish on wood.

Chair Cheryl Powell clarifies that they will need to come back to the Commission for any lighting.

Matt Sperry confirms the entry will have wood doors and the rest are roll up sidewalls.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the District, seconded by Jack Kay,

Roll Call Vote:

Kevin Matthews - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue a Certificate of Appropriateness for the application at 213 Ocean Street as described in the submitted materials, seconded by Kay,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Kevin Matthews - aye

Cheryl Powell - aye

Continued Business

Stuart Bornstein/Shoestring Properties, LLC – 110 & 115 School Street, Hyannis – Map 326 Parcels 121 & 125 – *continued from January 17, 2024*

New Buildings

Dan Ojala, Downcape Engineering in attendance. He gives a review of the last hearing and what was discussed. Lighting and cornices and overhang details wanted. Have submitted a supplemental package, windows, lights, site lighting fixtures. West parcel rendering of west parcel lobby, double sided elevator. Brackets, railings, fencing with slotted top, wheeled barrels for trash. Some correspondence received. Shows aerial view of the map of the area. Old motel 1989 and parking area. Also older picture of Lewis Bay Motel and marina shown, 1989 taken down. Shows picture of 213 Ocean Street aerial view as well. Anchor Inn aerial view shown. Steamship Authority aerial view shown. Harbor Marina sites, no landscaping asphalt parking, boats. Aerial view of the

Hyannis Marina. Will be trying to pull in as much landscaping as possible with this project, buffer, 20 ft., trees, shrubs all around the site, sides and back. Landscape architect. Rubbish in front with 6 ft. fence in front of wheeled barrels.

Tom Doherty asks where rubbish will be? Utility poles still above ground?

Dan Ojala, yes for now, we are 20 ft. back now. This is as of right now and don't want to offer.

Tom Doherty, lighting on the outside of the building? Towards School Street?

Kevin Matthews, lampposts pictures? Confirms two different lights?

Dan Ojala shows the site plan layout and points out where they are.

Samantha Kelley, Gienapp Architects, shows the lights and the posts. Near the egress paths. Nantucket Collection, where red circles are located. Driveway style lights, 8 or 9 ft. high. Post lights.

Tom Doherty, maybe more on School Street?

Dan Ojala, all utility poles have street lights. Explains drainage area/sub surface area.

Tom Doherty, any gas fireplaces inside?

Stuart Bornstein comments, fireplaces - will have in every one of the units, direct vent.

Chair Cheryl Powell clarifies where lights will be.

Dan Ojala, maybe 4 additional lights.

Tom Doherty, shutters on some of the buildings?

Stuart Bornstein, takes away from the look of the building.

Tom Doherty, maybe on the side facing School Street only? Two buildings facing School Street.

Dale Gienapp replies they don't do on these types of windows, can't do on all of them.

Tom Doherty, 4 windows at bottom, gable areas. Doesn't like the utility poles in the area.

Jack Kay, possibly add shutters?

Kevin Matthews, likes the way it is now, wind may blow off in that area near the water.

Jennifer Hinckley Needham, parking concerns, traffic very bad at Cape Cod Hospital and parking as well. Also very massive/dense in this area.

Dan Ojala, we will have 71 parking spaces total. Walkable Downtown area. Fully meets zoning. Has gable ends and reasonable look. This will fit in.

Jack Kay, HD2 sheet, partial site plan, larger bldg., near South Street, upper 3rd, there's an entire row of doors? What is that?

Dale Gienapp, storage compartments for wheeled trash barrels.

Dan Ojala confirms. Gates to put rubbish. Ground/grade level. Built into building.

Stuart Bornstein, discussion regarding parking/private parking. We feel comfortable with parking as is now.

Discussion regarding parking.

Tom Doherty, trash bins and second floor? Other people using rubbish to dump?

Dan Ojala, vented deck, open above them.

Stuart Bornstein, they will have lock on gate.

Chair Cheryl Powell asks for any public comment.

Attorney Lawler in attendance. Has a letter in the record as well. Under historic guidelines, this is 2 vacant lots. Massing is included in historic purview, they cover all buildable lands, the buildings occupy more than 75% of the lots. No other buildings in this area cover the entire lot. Concerns with trash pick up in front of the building. Dogs, kids, no place for that here. Uses on property concerns. No space for guest vehicles. Historic guidelines under new construction is HHDC's area. Out of proportion for the area. Parking concerns. Not all Departments have to agree on this project.

Stuart Bornstein. The marina down in the area has many trash problems/dumpsters in the area. We built what Town says we are allowed to build. Not doing anything that has not been approved in the past. We are following the guidelines of what is approved and allowed.

Dan Ojala, height is 33.6, not massive towers, at 63 – 64% coverage. About 30% have 2 parking spaces.

Dale Gienapp, size proportion – scale and proportion is how it relates to human scale. A lot of buildings are very large and are proportionate, from planning side not synonymous.

Chair Cheryl Powell, we are not zoning - Character and specifications.

Jim Kupfer, Chapter 112.32 (b) referencing for new construction:

In the case of new construction or additions to existing buildings or structures the Commission shall consider the appropriateness of the size, shape, and location of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings, structures, and general setting in the vicinity.

Pg. 20 of Design Guidelines, supplemental guidelines, new construction talks about building form and massing relation of the bldg. to the street and roof form, lighting specs, siding styles. Building spacing, massing.

Chair Cheryl Powell Chapter 112 is what was adopted with Planning?

Jim Kupfer, Chapter 112 creates this Commission and purpose and criteria. Planning Board discussion was creating synergy by adopting some language to refer back.

Kevin Matthews, 63% of lot from the building? Attorney Lawler stated much larger?

Jim Kupfer explains the difference between the two discussion points – Attorney Lawler removing the zoning if deducted, however on site plan it is 63%, so that included the road and the set back requirement.

Jennifer Hinckley Needham, how much space between the water? Non buildable, conservation land?

Dan Ojala, Mr. Kurker has an area approved, large bath house. 50 ft. from coastal bank. Will be hiding all the cars from view, will be looking at landscaping. Wouldn't be a big open sea of parking. Other lot 64.5% on the west.

Jack Kay, commercial or industrial build?

Jim Kupfer, this is multi family, residential allowed in the Harbor District.

Jack Kay, any regulation that says only so many people on this?

Jim Kupfer, zoning, and it states that limiting factors, lot coverage, set backs, parking requirements. If designed out in a building, could have that amount of units. Limiting factor is height.

Jack Kay, urban residential. Is a proportion ratio. Can see why confusion. Will there be a problem down the road? Architecture is fabulous. Looking for clarity on how HHDC Decision plays into this.

Jim Kupfer, HHDC is representative for the area historic authority. Chapter 112 to determine whether meets your guidelines. Design of and how sits in the neighborhood. Scale and proportion, roof forms. There are other dynamics.

Jennifer Hinckley Needham, can we decide the size of the bldg. and how much green space?
Jim Kupfer, after affect, see how relates all /surrounding area.

Chair Cheryl Powell reads correspondence into record: Letter from Wayne Kurker, received February 6, 2024, via email.

Dale Gienapp, Marina is part of the context, this does contribute? Does the parking lot also fit in? Size is not different than the other buildings and parking areas in the area. The Marina has very large buildings. What are we comparing it to? The context of today.

Chair Cheryl Powell have to stick strickly to our purview.

Dan Ojala, conservation is having an amended order done, haven't refilled.

Kevin Matthews, thinking and interpreting the buildings in the area. Compliment adjacent buildings.

Chuck Carey in attendance. In support of the project. Embodies the phrase compliments the area. Need more buildings that will pay the taxes. 150% higher taxes in that area. Size – zoning, supersedes can push aside and make up your own?

Chair Cheryl Powell doesn't say anything with regard to zoning.

Paul Neary in attendance. 1991 bought house, abuts the Cascade in 1992, how much improvement since 1992? Sees trash, and paraphernalia in the area. East end of Hyannis is finally going to get something nice here. This part of town in desperate need of development. Great looking project. Out of control with hospital. Kurker property is where the turn around problem is.

Mark Doran, in attendance. In favor of this development. Doesn't like the utility poles there. It would make it cleaner. 213 Ocean Street is nice. This in comparison will do so much good in the area. Think will be a huge addition to the waterfront and this community.

Chair Cheryl Powell closes public comment.

Tom Doherty, likes the buildings, two problems, the utility poles and concerned about garbage facing on South Street. Doesn't like it on South Street.

Stuart Bornstein states he will take out the poles.

Dan, Ojala, can't take out the trunk pole/line.

Kevin Matthews – don't know where can put garbage, can't go on School Street. Buildings are beautiful and all the updates are appreciated. New building have to compliment the adjacent buildings. This doesn't seem out of place.

Matt Clark, we have wasted over an hour discussing parking. Doesn't think fair to press this project as much as others that have already gone through.

Chair Cheryl Powell replies, this is in the Historic Waterfront District.

Jack Kay, progress is amazing with the current offering here. Good project. Need to wake that part of Hyannis up. In support.

Chair Cheryl Powell, have an obligation to work for where it is and all surrounding. Clarifies HD40 sheet, cornices. Reference to picture regarding deck looking down at trash. Windows looking over trash area. Agrees with the utility poles being removed.

Samantha Kelley, points out where the cornices will be placed.

Dan Ojala, maybe some screening or awning over trash fenced in areas. These windows are high.

Dan Ojala, would have to leave the trunk line pole in – will have a transformer above the ground. 4 ft. out of ground probably. Better than a pole. Can talk with Steamship Authority for proposal to place on their property. Two end poles and a third one as well. Extra lights, with light poles. If need more than 4 light poles will come back, probably 6. Town has standards on how bright lighting can be.

Chair Cheryl Powell, parking 71 spaces, 15 extra, underground. Thinks parking will be a problem. Thinks important for the East End.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application compatible with the preservation and protection of the District, with the prementioned stipulations, seconded by Jennifer Hinckley Needham,

Roll Call Vote:

Kevin Matthews - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 110 and 115 School Street, as described in the submitted materials and based on the stipulations discussed, seconded by Matt Clark,

Role Call Vote:

Kevin Matthews - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of January 17, 2024, Draft Minutes

Chair Cheryl Powell entertains a motion to approve, moved by Kevin Matthews, seconded by Jennifer Hinckley Needham,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Kevin Matthews - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for February 21 and March 6, 2024

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Jack Kay,

Roll Call Vote:

Jennifer Hinckley Needham - aye

Matt Clark - aye

Tom Doherty - aye

Kevin Matthews - aye

Jack Kay - aye

Cheryl Powell - aye

The meeting ended at 8:50 p.m.

Respectfully submitted,
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>

APPROVED