



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

MINUTES
May 17, 2023
5:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Laura Cronin, Matt Clark, Tom Doherty, and Cornelius Cawley

Members Absent: Mark Despotopulos and Jennifer Hinckley Needham

Staff Present: James Kupfer, Senior Planner, and Karen Herrand, 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 **5:30 P.M.** on Wednesday, May 17, 2023.

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

Matt Clark

Laura Cronin

Tom Doherty

Jack Kay

Cheryl Powell

Cornelius Cawley

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Betty Ludtke in attendance.

Town Council Liaison Nikolas Atsalis in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Shoestring Properties, LLC – 110 and 115 School Street, Hyannis – Map 326 Parcels 121 & 125

Marine Storage – *continued from May 3, 2023*

Stuart Bornstein in attendance. He gives an explanation of the proposed application. Self storage for boat/marine. Have a place in Mashpee and is overloaded. Need more space. Meets zoning requirements. Bldg. is 16 ft. high. For boats and marine gear storage. Enough room for Fire Dept. 15,000 ft., 10 percent of coverage. Not heated, no plumbing, no gas. Just to house. Flat roof version and also a hitch roof version. Colors, light blue – samples that will fit in the historic color approval. He passes out some copies of what the metal housings will look like. Several different versions. Flat roof is less money. There is a need for this. He

refers to the site plan, Exhibit A, shows buildings on the site plan. Not a lot of traffic. No hazardous waste. 80% is all doors. Off white trim. Street lights to illuminate it. No fence around it, exposed.

Tom Doherty asks for clarification of what the zoning is here?

Jim Kupfer, zoned in Hyannis Harbor District, this is an allowed use. At Site Plan and has been continued for self storage and marine storage. Bldg. Commissioner is looking at it now. HHDC guidelines don't speak to use.

Tom Doherty, traffic, in summer boat storage is more use.

Stuart Bornstein, it's typically the gear, boats are out on mooring in summer. Doesn't have a number for exact traffic use. It is very infrequent.

Tom Doherty, this is a beautiful property for this type of use.

Stuart Bornstein, people upset about not getting the Dockside Condo project approved. He's tired of presenting it. This is inexpensive. It is a valuable piece of property.

Tom Doherty, which design of the building will be used? Landscaping?

Stuart Bornstein, white and baby blue, with pitched roof. Peak roof. Nautical, soft blue. White cream trim. Will be kept up and in conformance with bylaws.

Laura Cronin, would like to see definition of what will be stored there.

Stuart Bornstein, strictly boats and boat/marine gear.

Laura Cronin, any issues if damage inside? Drainage for facility? Number of units?

Stuart Bornstein, keep barrels for absorption for oil. Units – roughly 6 to 7 bays, maybe a few more.

Jack Kay, 135 x 30 bldg. doors facing east? 18 ft. to curb? Doesn't think could fit in a car/truck towing a boat here.

Stuart Bornstein, will be a mix of sizes of boats and just gear in some of them. Big variety of things that can be used for.

Cheryl Powell – number of bays? Design doesn't seem to be exact, seems like haven't determined which design yet.

Stuart Bornstein, 16 ft. high, some of the door openings will change, the doors won't change the building. Trying to accommodate all, done by square footage, won't change the design.

Chair Cheryl Powell – doors 8 to 10? Street lights? Chemical storage?

Stuart Bornstein, they will have a light on all poles, believes 3 poles. No added lighting. All peak roofs. No higher than 16 ft. tall.

Chair Cheryl Powell asks, how is this historical?

Stuart Bornstein, a lot of marine use all around the harbor. Keeping the colors as would be. Historic District is all around the harbor. Landscaped. No bright lights. Someone come weekly and pick up trash. Tried to fit in to what we need it for. Can make a little more nautical – dress up a bit if Commission desires.

Jack Kay, doors variable, still have demising walls, they are fixed? Are all bays going to be 18 ft?

Stuart Bornstein, yes, trying to keep it that way. Some are 30 ft. deep some are 34 ft. deep, can't handle large size boats.

Cornelius Cawley asks if it is the Commission's policy to give a preliminary idea/rendering of/for an application?

Jim Kupfer, suggests possibly come back with a final design, with rendering. With height, roof, lights, color and specifics. Landscaping as well. Plants and height.

Stuart Bornstein, will use a pitch roof, 16 ft high, blue color. No sense in coming back, this is a simple project. 16 ft., doors indicated the size, not going to change. Plants all approved by Conservation. Looking at wind resistant plants.

Chair Cheryl Powell, number of bays?

Stuart Bornstein, bldg. size is not changing. Doors shouldn't make an impact. Some 8 ft. and some 10 ft. and 14 ft. doors.

Chair Cheryl Powell opens up public comment.

Chair Cheryl Powell reads Felicia Penn's comment into record – email dated May 17, 2023

I have an early morning medical procedure and am unavailable to attend this meeting, but wanted to suggest that if the applicant would make the storage facilities look more like old storage barns or other structures fitting to the area, even a reflection of the original boat storage building of Hyannis Marina, it would be more acceptable. As proposed now, it looks like a metal rectangle, which obviously does not fit in an historic district.

Laura Cronin – would like to take advice from Staff for more information to be brought back to Commission. Important to know specifics. Self storage is prohibited here. This is too vague right now.

Tom Doherty agrees with Laura, need more specifics.

Chair Cheryl Powell, too many things back and forth, agrees look like metal boxes. Need more specifics. Have obligation to protect the historic character and appearance and protecting it.

Stuart Bornstein, this is basically what we have to share. Will come back with roofs and doors pinned down. This couldn't be any simpler.

Jack Kay clarifies, no fence, no screening.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion to continue, moved by Jack Kay to continue this matter to June 7th, seconded by Laura Cronin,

Roll Call Vote:

Jack Kay – aye

Tom Doherty - aye

Matt Clark - aye

Cornelius Cawley - aye

Laura Cronin - aye

Cheryl Powell - aye

Conrad Watson - 278 Main Street, Hyannis – Map 327 Parcel 099

Paint color change

Conrad Watson d/b/a Mariner C.afé – 282 Main Street, Hyannis – Map 327 Parcel 098

New Business Signage

Indri Ekasari in attendance for Conrad Watson. She gives an explanation. Will be a café. Applying for signs and flag and color change.

Jim Kupfer clarifies that there are two applications before for both signage and painting.

Chair Cheryl Powell will do both applications together.

Indri Ekasari explains that both 282 and 278 will be the same color – and looking for approval of signage.

Jack Kay, clarifies the buildings.

Chair Cheryl Powell clarifies recusal procedure. Advisable to recuse. Clarifies Matt Clark is new to commission and recusal procedure.

Matt Clark recuses himself from this application.

Indri Ekasari – would like to place the sign so people can see from the transportation center.

Discussion for color

Jim Kupfer, the sign proposed would need to be in compliance with zoning.

Chair Cheryl Powell clarifies that it meets the number of signs?

Jim Kupfer, yes, correct and license for sidewalk sign.

Jack Kay – east side of bldg. - above the window there is some wording/lettering?

Indri Ekasari, clarifies would like to do that wording as well.

Tom Doherty, likes, great improvement.

Chair Cheryl Powell asks for any public comment. None.

Chair Cheryl Powell closes public comment

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find the application to be compatible with the preservation and protection of the District, as described for both applications, second by Laura Cronin,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Cornelius Cawley - aye

Laura Cronin – aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue a Certificate of Appropriateness for the applications at 278 and 282 Main Street, as described in submitted materials and also include the east facing building signage, seconded by Tom Doherty,

Roll Call Vote:

Jack Kay – aye

Tom Doherty – aye

Cornelius Cawley – aye

Laura Cronin – aye

Cheryl Powell – aye

Laura Cronin has left the meeting.

6:30 Applicants

Keith Young for Massachusetts Air and Space Museum – 438 Main Street, Hyannis – Map 309 Parcel 219
Paint color change

Keith Young in attendance. He gives an explanation. Got a grant from Business Improvement District (BID) to improve frontage of the building/space. Would like to change the color. White trim. Brick and sidewalk will be cleaned.

Chair Cheryl Powell asks for any public comment. None.

Tom Doherty and Jack Kay thinks good improvement.

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 for 438 Main Street, seconded by Jack Kay,

Roll Call Vote:

Cornelius Cawley – aye

Matt Clark – aye

Jack Kay – aye

Tom Doherty - aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for 438 Main Street as described in the submitted materials, seconded by Tom Doherty,

Roll Call Vote:

Jack Kay - aye

Tom Doherty – aye

Matt Clark - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of May 3, 2023, draft minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of May 3, 2023, moved by Jack, seconded by, Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Cornelius Cawley mentioned he is involved and doing some work with the Ukraine. Thought about looking into sister cities plan. What would be recommendation/channel to do this with the Town?

Jim Kupfer, can talk more and can bring to Town Managers attention. We can sit down and discuss.

Next HHDC meetings scheduled for June 7th and June 21, 2023

Two matters to be continued:

Tim Gaudette d/b/a Kookoos – 372 (366) Main Street, Hyannis – Map 327 Parcel 002

Sign

No one in attendance.

Camilla Vailante d/b/a Gone Açai – 561 Main Street, Hyannis – Map 308 Parcel 111-00A

Paint color change

No one in attendance.

Chair Cheryl Powell entertains a motion for Tim Gaudette and Camilla Valiante applications; 366 and 561 Main Street to be continued to the next meeting, June 7, 2023, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley - aye

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Cheryl Powell - aye

Adjournment

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

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Cornelius Cawley - aye

Cheryl Powell - aye

The meeting ended at 6:45 p.m.

Respectfully submitted

Karen Herrand

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

List of Exhibit Documents

**Exhibit A – Site plan - Shoestring Properties, LLC – 110 and 115 School Street, Hyannis – Map 326 Parcels 121 & 125
Marine Storage**