



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

MINUTES
August 30, 2023
6:30 p.m.

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

Members Absent: Laura Cronin

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 **6:30 P.M.** on **Wednesday, August 30, 2023.**

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: o

Attendance Roll Call

Kevin Matthews - aye

Cornelius Cawley - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaisons Nik Atsalis and Betty Ludtke in attendance.

Updates

- Trainings – reminder to Commissioner's from Chair to do ethics and or any trainings.
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Sofia Bailey d/b/a Nola Jewelry – 569 Main Street, Unit D1, Hyannis – Map 308 Parcel 111

Sign – *continued from August 2, 2023*

Chair Cheryl Powell states that the Applicant did attend previously.

Chair Cheryl Powell reads Applicant's letter and extension into record - Please proceed with her application.

Jim Kupfer, Applicant has issued an extension. Mutual agreement. Commission can hear and act upon it tonight.

Explains the application – proposing 44 x 28 wood sign in teal and black, colors on historic chart. There was a temporary paper sign until this will be approved.

Jennifer Hinckley Needham, what will the color of hardware be?

Jim Kupfer, the Commission can specify.

Chair Cheryl Powell opens up for public comment. None.

Chair Cheryl Powell would like to specify the colors per our guidelines.

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 Kevin Matthews,

Roll Call Vote:

Kevin Matthews - aye

Jennifer Hinckley Needham - aye

Neil Cawley - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jennifer Hinckley Needham to issue a Certificate of Appropriateness for application at 569 Main Street as described in the submitted materials as long as hardware according to historic guidelines, second by Jack Kay,

Roll Call Vote:

Kevin Matthews - aye

Neil Cawley - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

New Business

My Generation Energy for Dennis Mason/Seashore Homes – 63 Main Street, Map 342 Parcel 017

Solar Roof Panels

Diane Addison, My Generation Energy in attendance. 20 panel roof solar. South facing is prevalent. Black panels, solarian panels. Rectangle shape.

Tom Doherty clarifies, black roof?

Diane Addison, grey.

Jennifer Hinckley Needham, confirms can see from road.

Kevin Matthews, confirms, not from Main Street.

Diane Addison, building front looks the same and all new is in the back.

Jack Kay asks if all controls on back of the building?

Diane Addison, no exterior conduit. Disconnect will go outside next to existing service.

Jennifer Hinckley Needham, confirms all black.

Chair Cheryl Powell opens up for public comment.

Town Councilor Betty Ludtke asks how does the solar go to units or all one? Asks for explanation of how energy is broken up and allotted?

Diane Addison, this is the owner's choice. Can allocate to other meters. Common areas. We are tying into a common meter. Town Councilor Betty Ludtke, it's complicated with individual units. Likes the way this building has been renovated and/or with addition.

Diane Addison, sometimes it is. Credits are then gifted to Eversource. We suggest for property owner to keep in their name on account, if tenants come and go. Getting better at how to do this.

Jim Kupfer clarifies the racking underneath black?

Diane Addison, all black and black wire mesh.

Jim Kupfer clarifies picture is exactly as proposed and will be done? Not visible from a public way.

Diane Addison, yes. Chose to do on this side of roof because neighbor's tree hangs over.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Jennifer Hinckley Needham to find to be compatible with the preservation and protection of the district, at 63 Main Street, racking to be black and conduit within the residence, seconded by Tom Doherty,

Roll Call Vote:

Kevin Matthews - aye

Neil Cawley - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Kevin Matthews to issue for the application at 63 Main Street as described in the submitted materials, seconded by Tom Doherty,

Roll Call Vote:

Kevin Matthews - aye

Neil Cawley - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell calls a 10 minute recess to move into the Hearing Room.

Chair Cheryl Powell - we are now in the Hearing Room.

**WinnDevelopment Company, LP for 307 Main Street Nominee Trust, Conrad Watson, Trustee
307 Main Street, Hyannis – Map 327 Parcel 103
Demolition**

**WinnDevelopment Company, LP for 307 Main Street Nominee Trust, Conrad Watson, Trustee
307 Main Street, Hyannis – Map 327 Parcel 103
New Building**

Attorney Rob Brennan in attendance. Involved as a stakeholder as well. Has worked with Winn Co. Working with the Town and Site plan and staff and meeting with stakeholders.

Adam Stein, Winn Development in attendance. Background of Winn. Presentation Project Team. WinnDevelopment Management Co. Long standing company, mixed income housing. Shows types of housing. Portion of affordable, work force and market rate. Long term. Management Co. onsite management presence. Mixed income. Designed for 30% of incomes are for rent. Got some strong feedback.

Matt Marotta, project manager, Icon Architecture. Context Plan. Walking radius. This is a gateway area, crossroads. Site plan. At grade parking. Layout. Form Based Code & Design Guidelines. Four story building. Setbacks. Massing. Pedestrian access. Floor plans.

1, 2 and 3 bedrooms and studios as well. Precedent Images. Height comparison, proposed 50 ft. at highest peak. Dormer sections. Shadow study. Broke down the massing. Tower element. Windows will be energy casement but will look like traditional double hungs. Gabled ends, dormers. Materials. Composite, and working with historic color selection/approved. Brick at the base at the building.

Regan Andreola, Beals and Thomas, Landscaping Architect. Landscape islands, parking landscaping along. Main Street buffer and will use some existing trees. Pavers or concrete. Site lighting, no more than 12 ft. Wall mounted lights on exterior. Ceiling lighting and recessed lighting, Landscape planting. All native species. Evergreen and deciduous. Combo for all four seasons.

Tom Doherty, landscaping, no open space for parks, playground?

Ramie Schneider, Winn Development Co. Typically don't have playgrounds on site. Have a very small amount of 3 bedroom units. Want to encourage walkability and things are within walking distance. Typically see more children with 3 bedroom units, this will have about 11% 3 bedroom units.

Tom Doherty, tower building looks overwhelming. Thinks this is massive. Trying to protect the integrity of Hyannis. Can we have playground and/or more open space? Don't see any balconies, could you have open decks, some 3 and 4 possibly?

Matt Clark, clarifies materials, refers to diagram A 302, changes from cement to vertical board to composite shings, are these options or will you be using all?

Matt Marotta, this is representative of the different types of materials have on the building.

Kevin Matthews, materials and lighting choices has this gone through another committee?

Jim Kupfer, explains, this reflects the form based and has gone through Site Plan Review and is in compliance with zoning, design guidelines, you have existing. This Commission is charged with:

Commission Jurisdiction - §112-29;

Except as this article may otherwise provide, no building, structure, setting or part thereof within the district shall be constructed, demolished, moved or altered in any way that affects any exterior architectural feature subject to public view until the commission shall first have issued a certificate of appropriateness, certificate of non applicability or certificate of hardship with respect to such construction, demolition, movement, or alteration. The next step would be Site Plan and the Building Commissioner.

Kevin Matthews, urbanized, but interesting building. Would like more of a hard figure of setback area. Greenery looks good. Likes the look.

Neil Cawley, any data on pedestrian traffic in this area? There is a large hotel and big transportation center in the area. Not all portions are the same on Main Street, need some flexibility.

Ramie Schneider, can follow up with some data for this – work with staff.

Neil Cawley, this may bring a lot of good energy to this area.

Jim Kupfer, cross section of activity. Going to the Harbor and walking downtown .

Jennifer Hinckley Needham, set backs, this seems overwhelming. It looks so close to the road.

Jim Kupfer, with form based zoning, not everywhere. That is what is there now engaging with pedestrian activity. Break up first story and further for other buildings.

Tom Doherty, doesn't think this building it is right for Downtown Hyannis.

Jennifer Hinckley Needham refers to plans, comparison of height with buildings.

Matt Marotta, the existing from sidewalk is just shy of 30 ft.

Neil Cawley asks if any data with regard to the demand/need for housing? Consistent complaint from people have nowhere to live.

Adam Stein, doesn't have a formalized market study yet. Can come back with some internal data.

Rob Brennan does have some data regarding this. Half the work force, more than half is coming from over the bridges, including in the summer, retail and restaurants being closed. Form based code is to bring the number and meet the demand. This has a depth of affordability, deeply, and only possible when guidelines are implemented. This is very transformative. Have to balance the needs.

Jack Kay, occupancy. Seems like a focus for a lot of young people. Anything for school bus, day care? Any provisions for younger people that will be here?

Jim Kupfer, Winn would work with school system for a plan for this.

Tom Doherty - over 800 units being built in Hyannis.

Kevin Matthews, school bus route, maybe on Old Colony instead of Main Street?

Jim Kupfer, confirms initial comments - clarifies that architectural features are this Commissions purview. This Commission, materials, clapboard, composite, typically prefers the horizontal over the vertical. Shingle vs. clapboard, prefer one solid consistent element. Suggestions, missing trim, extra detail, perhaps white, corner trim, roof lines are thin, always pushed for the thickness and maybe some detail. Bottom row of windows. Parking, building code requiring. Need confirmation of what materials. Massing of the roof line, no features. Element on a roof line, one or two. The consistent blue colors, maybe pick three that go together. Massing along the front, does set back some, maybe some furthering of the depth. Doesn't meet the mark. Maybe get closer to that number. Pedestrian activity. Like to see sidewalk on Old Colony included in this, add that sidewalk. Creating walkable. Corner, maybe more green, possibly taller to break up the building.

Chair Cheryl Powell – 15 to 20 years usual time.

Adam Stein, starting point for these types of assets, that's a minimum.

Chair Cheryl Powell, clarifies number of bedrooms.

Adam Stein, equally dispersed throughout the building, the idea is no differentiation.

Chair Cheryl, building comparisons. Materials. Trim. Balconies? That may help. Playground, safety, thinks the town will take care of this though. Clarification of the height and where on current guidelines. Clarify windows will look like double hung. Lighting needs to be addressed more, what will be there?

Jim Kupfer, meets the height standards. Don't have a maximum, 4 stories in this location is allowed with setback as shown. Guidelines not approved it was recommended and is now out for public comment.

Tom Doherty, does it have to be 120 units, possibly scale back? Separate buildings possibly.

Chair Cheryl Powell reads correspondence received into record:

Elizabeth Wurfain – Aug. 29th letter.

Chris Kuhn – Aug. 16th letter.

Chair Cheryl Powell opens up public comment.

Felicia Penn in attendance. This the first project with the new zoning. Parking is not this Commissions purview, but is a huge issue. Concerned building is so close to the corner. Set back now and see a lot of green now. Need more brick and details that are existing now. Don't like mixed materials. Not opposed to housing and mixed income being presented. Refers to her submission of older buildings in the area. Cape Cod Times, condominiums there, brick building. The proposed needs to reflect the flavor of the Town. Would like to see brick like other buildings. Need more shade trees. Busy area for children to be in the area, would be nice for area for this. There are over a thousand units in Hyannis alone that are being proposed and been built, since 2017.

Chuck Villa, Barnstable resident, business owner West End Rotary restaurant. Operating at about 20%, can't staff because people can't find housing. This is a desperate need – housing. In support of this proposal.

John Julius in attendance. Not in support of this project. Concerns with water deficits. Build more housing in other villages. Parking concerns.

Susan Batista, 525 South Street, just bought her building at 525 South Street. Gateway from Transportation Center is not welcoming now. Young people want to stay in something like this. It's sustainable and walkability. In support.

Conrad Watson in attendance, owner of the property. Sees building being light grey, white trim. Light grey or white roof also. Brick may not be realistic.

Mary Ann Agresti, Architect in attendance. Main Street business owner. Also on this team to help design for some of the greenspace. This isn't a welcome area/gateway now. Materials, there are certain features that can work with character of the street. Make some depth in the building. There is a small brick feature being proposed. Maybe enhance building at the corner. Make the head of the building more detailed. Trim details. Maybe pollinator pathway be integrated.

Town Councilor Betty Ludtke in attendance. Proposing a roof deck, but not brought up yet. This is an incredible feature. Will give some safe space to perspective tenants. Town Council had to vote for this. Need to get the project right. The applicant did comply with the form based code. Massing and thinks to edgy with the horizontal. The affordability of this is huge, 2/3 affordable units. They can run the lottery for. 120 units, maybe no 4th floor on the corner, would lose one unit. Horizontal brick on first floor maybe. Parking concerns. In support.

Eric Schwab in attendance. This looks like Brighton MA. Need Stoops, places to park bikes. An entrance way on Main Street. Put up Café maybe. Need trees.

Jozel Santos, Mass Development. Has lived in Hyannis for one year. Many meetings with community. Housing is crisis issue. Employers can't get help. Main Street – the connection for people in need and the location. In support. Have to facilitate and help people. She has data for this. In support.

Carlos Barbosa in attendance. Owns two housing properties. We need housing. Desperate need for. In support.

Chair Cheryl Powell leaves public comment open.

Rob Brennan – Demolition and COA applications being presented. Hoping that all can agree on the demolition and then come back for the second part, Certificate of Appropriateness (COA)..

Chair Cheryl Powell would like to do demo at same time as COA.
Kevin Matthews agrees.

Rob Brennan – current building has been altered so as not historic. Would anything prevent the demo, any issues?

Kevin Matthew thinks approving the demo and approving the project, this will happen at that point. Committee has a certain purview and need to keep with this. Should be able to come up with a design if work together. We just talk about the aesthetics.

Chair Cheryl Powell issues are important to touch upon even if not in our purview.
Asks Jim to provide what HHDC purview is.

Chair Cheryl Powell entertains a motion to continue to Sept. 20th, 2023, seconded by Matt Clark,

Roll Call Vote:

Neil Cawley – aye

Matt Clark - aye

Tom Doherty – aye

Jennifer Hinckley Needham - aye

Kevin Matthews – aye

Jack Kay – aye

Cheryl Powell – aye

Matters not Reasonably Anticipated by the Chair

Approval of August 2, 2023, draft minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of August 2, 2023, moved by Neil Cawley, seconded by Kevin Matthews,

Roll Call Vote:

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Kevin Matthews - aye

Jack Kay - aye

Neil Cawley - aye

Matt Clark - aye

Cheryl Powell – aye

Next HHDC meetings scheduled for September 6, and September 20, 2023

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Kevin Matthews,

Roll Call Vote:

Neil Cawley - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Kevin Matthews - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

The meeting ended at 9:28 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>