



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

MINUTES
July 3, 2024
6:30 p.m.

Members Present: Cheryl Powell, Matt Clark, Kevin Matthews, Tom Doherty, Jack Kay, Laura Cronin , Cornelius Cawley – new members: Conrad Watson and Peri Wentworth

Members Absent: Jeniffer Hinckley Needham

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, July 3, 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

Cornelius Cawley

Matt Clark

Laura Cronin

Tom Doherty

Jack Kay

Cheryl Powell

Conrad Watson and Peri Wentworth both new members in attendance.

Welcome to New Members, Special Guests, Advisors and Comments

Welcome Town Council Liaison Charles Bloom

Updates

- Trainings
- Awards
- Correspondence

Seven members here to vote tonight on elections.

Reminder of Commission's Purpose and Proper Procedure

New Business

Indri Ekasari d/b/a Mariner Café – 282 Main Street, Hyannis – Map 327 Parcel 098

Sign

Indri Ekasari in attendance. She gives an explanation of the A frame sign they are proposing. This is new business and this will help. Big tree in front of the café, so it covers half of the sign that they have now. Color is navy, same as their colors on sign now. Material heavy plastic, composite.

Kevin Matthews, paper on the composite sign? May look bad if rained on.

Indri Ekasari, two sided as well. Paper is protected with plastic to protect.

Tom Doherty confirms would need licensing for approval.

Indri Ekasari, did put in several applications with and for other departments..

Chair Cheryl Powell opens up public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Matt Clark to find this application to be compatible with preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Laura Cronin - aye

Cornelius Cawley - 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 282 Main Street, as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Corneilis Cawley - aye

Laura Cronin - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Adam Burnett d/b/a Champ Homes, Inc. - 75 & 83 School Street, Hyannis – Map 327 Parcels 249 & 258

Demolition

Adam Burnett d/b/a Champ Homes, Inc. – 75 School Street, Hyannis – Map 327 Parcel 258

New Building

Adam Burnett d/b/a Champ Homes, Inc. – 83 School Street, Hyannis – Map 327 Parcel 249

New Building

Adam Burnett in attendance, Executive Director of CHAMP Homes. Transitional housing. Proposal; that the space is not sufficient for our needs, roof leaks, plumbing issues, office space integrated into living spaces. Very inadequate for future needs. Erect building across the street. Long term is not to expand in terms of number of beds. Move all across the street between 75 and 82 School Street. Will fund raise to do the last part for 82 School Street.

Alison Alessi, A3 Architects in attendance. Demolition – 5 structures on the site now. Two Greek revival and additional house towards the back and open air pavilion and garage. Remove pavilion and remove the carriage house. Has been to site plan. Knocking buildings down to provide better/safer access. Other building is over lot line and water easement. Not doing the two buildings towards the front.

Tom Doherty, what is the age of the garage? Garage any way to incorporate to the new building?

Alison Alessi, unknown. Doesn't know age. It's from 1887 presumably, only one of the houses has documentation.

Adam Burnett, probably not structurally sound.

Alison Alessi, main building, doesn't believe foundation is adequate. Difficult to find a way to use garage. Don't know if room for a 6th structure.

Laura Cronin, would like to see incorporated, maybe part of the new area – does go with the other buildings.

Alison Alessi, there is a historic footprint. Has been added onto over the years.

Kevin Matthews confirms the original structure. Pavillion.

Alison Alessi, has insufficient foundation and on top of a water easement.

Adam Burnett, pavilion needed to be moved because of access with the fire truck and parking area. Demolition of garage would add enough parking. Volunteers come in and prepare dinners and have access to the kitchen as well as CHAMP residents. Would like central for all to access. In addition also a computer room for all to use.

Conrad Watson – the barn has a lot of character, would like to take a look at it to see if can be preserved.

Jack Kay, interested in moving to another site? Or preserve for this site?.

Conrad Watson, keeping it where it is.

Chair Cheryl Powell informs can go the site, possibility.

Adam Burnett, happy to host for this/visit to site. Don't want to take this down. Keeping in current spot wouldn't have the adequate parking or turning for fire dept.

Kevin Matthews confirms did get info from Fire Dept.

Alison Alessi, do have the engineer and with the advice of Fire Dept.

Peri Wentworth, what would be the timeline? When would project start be? Demo to make way for?

Adam Burnett, entering into capital campaign phase. Wouldn't until such time as adequately funded. 18 months to 3 years is a guess.

Chair Cheryl Powell, where would current residents go while project happening?

Adam Burnett, across the street - has other beds, all would remain until ready to go and then move all across the street. Proposed new building has 30 beds. Would make accommodations as such.

Cornelius Cawley, directs to Jim Kupfer – significant approval and grandfathering? What revokes this status? Listed on two national districts.

Jim Kupfer, example, garage if moved out of setbacks was moved and could no longer move back. A lot of variables. Two structures the ones up front. The two accessory are not identified. Has gone through Site Plan.

Jack Kay – same timeframe for demolish garage as start new buildings?

Adam Burnett, could have a phase 1 and a phase 2. Depends how capital campaign would go and the fundraising.

Jack Kay, how would it be possible to give the garage to someone? Would be receptive?

Adam Burnett, yes.

Kevin Matthews, confirms cannot stay on property with what is being proposed?

Adam Burnett, correct.

Alison Alessi, we are trying to provide parking, will have to ask for relief. Will have less but need to provide some. Not just the fire truck access. Shows turning radius. Exit drive is on the property line and is very tight.

Chair Cheryl Powell asks about moving it?

Alison Alessi replies this building doesn't have a framed floor, so a little difficult because of that.

Discussion regarding moving the garage.

Chair Cheryl Powell would like to send at least two Commissioners to have a look at it.

Conrad Watson and Jack Kay and Tom Doherty and Town Council Liaison Charles Bloom would also like to go

Jim Kupfer can work with all to set up a site walk.

Kevin Matthews, zoning?

Jim Kupfer, there will be zoning implications.

Chair Cheryl Powell, possibly continue these matters until after site visit done.? Would like to see the Fire Dept. report. Site Engineer's report.

Jim Kupfer, public may wish to make comment.

Chair Cheryl Powell opens up public comment.

Jane Walsh in attendance. Lives across the street. Champ had come before to try and demolish the garage - Italian carriage house. Take a good look at the significance of this garage. Doesn't want to see the garage be demolished. Maybe eliminate a few parking spaces to make it fit if moved a little. Didn't see elevation in the plans.

Chair Cheryl Powell leaves public comment open.

Cornelius Cawley, could town attorney be involved when certain historic designations need clarification? A historic designation and/or ramifications?

Jim Kupfer clarifies, HHDC is permit granting authority for this. This is specific for HHDC.

Peri Wentworth, Mass Historic Commission – definition about removing and what conditions?

Jim Kupfer, yes, can provide to everyone.

Chair Cheryl Powell, we can do that and approve a demolition if not salvageable. Sometimes death by neglect.

Jack Kay, a garage, can you park in it?

Adam Burnett, when you see the space you will see the disrepair for yourselves. Preference to be removed and worry that if keep on parcel or move 10 ft. would eliminate parking spots. 16 asking for.

Laura Cronin, property owners have obligation to take care of them. A lot of buildings this is happening to. This is historic district. Losing character.

Matt Clark, would like to preserve, and not take out of the district. If moved wouldn't be in the district.

Alison Alessi, this is a non profit with priority is keeping people off streets as opposed to private home owner. They are doing good with the structures on the property.

Chair Cheryl Powell, CHAMP does good work.

Chair Cheryl Powell entertains a motion to continue, moved by Kevin Matthews to continue to August 7, 2024, after Engineer report and Fire report and site visit done, for both proposed demolition and new structures, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Discussion

Annual Election of Officers

Nominations voted on.

Chair Cheryl Powell entertains a motion to elect Chair, Cheryl Powell and Vice Chair, Tom Doherty, moved by Jack Kay, seconded by Cornelius Cawley.

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Motion made by Kevin Matthews to nominate/elect Jack Kay for Clerk position, seconded by Tom Doherty,

Roll Call Vote

Cornelius Cawley - aye

Laura Cronin - aye

Conrad Watson - aye

Kevin Matthews - aye

Tom Doherty - aye

Matt Clark - aye

Jack Kay - aye

Peri Wentworth - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of June 5, 2024 Draft Minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of June 5, 2024, moved by Kevin Matthews, seconded by Laura Cronin,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Laura Cronin - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for July 17, and August 7, 2024

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Tom Doherty,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Laura Cronin - aye

Cornelius Cawley - aye

Cheryl Powell - aye

The meeting ended at 7:30 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>