



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

MINUTES
June 7, 2023
6:30 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 **6:30 P.M.** on Wednesday, June 7, 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

Cornelius Cawley
Matt Clark
Laura Cronin
Tom Doherty
Jack Kay
Cheryl Powell

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 – Chair Cheryl Powell - Conflict of Interest training reminder for all Commissioners.
- Awards – Marina Atsalis is recognized for her many years of service (23) for serving on the Commission
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads Chapter 112 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 distinct 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 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.*

Continued Business

Shoestring Properties, LLC – 110 and 115 School Street, Hyannis – Map 326 Parcels 121 & 125M
Marine Storage – *continued from May 3, 2023 and May 17, 2023*

Stuart Bornstein in attendance. Refers to the new rendering, Exhibit A. Strictly storage, no electricity, no heat. Year round facility.

Laura Cronin – we still have original application information.

Stuart, Bornstein, new rendering, meets the criteria. This is what you will see, Exhibit A.

Tom Doherty, siding is aluminum?

Stuart Bornstein, yes. Color matches to meet historic colors. Cream color with light blue doors. Height of doors are 12 to 14 ft. high. Most other areas are this as well. Small facility as far as the size for this type of facility.

Tom Doherty, this property is a beautiful view of the harbor. This will set the tone for the type of building. Can you do something more in tune?

Stuart Bornstein, not inhibiting the view here. Tried to do something else with this property. Tried several times before this Commission to do something different. Have been trying to build something here for 25 years. Tried to do condominium project previously. This is marine use this is a permitted use. People need this type of storage and there is a demand for this.

Chair Cheryl Powell, this is a different application, treated separately.

Laura Cronin, drawing revised, but application not revised. Zoning issues?

Stuart Bornstein, materials and size are the same as the original application. They are meeting the criteria for historical, height, density, colors.

Jim Kupfer, before site plan now. This is before the Bldg. Commissioner to make the determinations. Is allowed use, up to Bldg. Commissioner as to what is being applied. HHDC guidelines for new construction.

Laura Cronin, it would be helpful to have specifications submitted with the new drawings. New drawing has no specifications on it. Roof pitch is different. New picture looks better.

Stuart Bornstein, turning radius has been given to the Fire Dept. we can change the colors. Specs and size are up to the Bldg. Dept.

Chair Cheryl Powell directs to Jim Kupfer, we need clarification.

Jim Kupfer, did speak with Applicant for new rendering. Original application has a site plan shows layout, no more than 16 ft. in height. Roof pitch, gable roof line and character look, which this shows on the exterior. Questions re materials.

Chair Cheryl Powell – doors, clarify height.
Stuart Bornstein, no higher than 14 ft.

Chair Cheryl Powell asks for any public comment.

Town Council Liaison Betty Ludtke, this serves the harbor. Working harbor aspect. New zoning in Downtown, School St., this is a continuation. Appreciates Stuart's efforts. Possibly compromise, do long bldg. on one side. There is a great need for housing, like a J-1 housing possibly there.

Stuart Bornstein, not on this property. They are now converting 30 units for affordable housing. Have employee housing themselves. Economically can't do.

Town Council Liaison Betty Ludtke confirms, no electrical, is this a security problem/issue?
Stuart Bornstein, not really

Town Councilor Paul Neary in attendance. School Street, there has been no investment on School St. most things are in major disrepair. If there is no give and take you will never see improvements. School St is not an ultimate destination, a lot of problems.

Stuart Bornstein, this is the epicenter of the homeless. We move people out of there. Have taken out some dead bodies. The restaurant had homeless all over this area. Trying to make Hyannis a better place. There is no land left in Hyannis, this is easy to get to.

Tom Doherty we are working for new guidelines for historic district. School Street – working with the Planning Dept.

Stuart Bornstein, this would be improving the neighborhood. Steamship Authority has trucks and a lot going on all the time. This will serve a need. Haven't had any opposition on this. This will help with cleaning up.

Chair Cheryl Powell, how many units?

Stuart Bornstein, around 35 to 40. Bldg. sizes aren't going to change. Will have different size bays, don't know quite what market is yet. The look does not change though.

Chair Cheryl Powell, historical character, that is HHDC's job, historical aspects. Have a housing crisis. Homeless and dark, doesn't think will stop the homeless from going down that area.

Stuart Bornstein, we could decorate with buoys, nets can make it look nautical. Will pay electric company lighting, there are a few, we will pay for more to illuminate the area as well.

Chair Cheryl Powell, is concerned with chemicals.

Stuart Bornstein, they can inspect any time they want, no drums are allowed. Have other storage facilities and they are careful about what goes in/on their property.

Jim Kupfer, Site Plan review, Engineering Dept., drainage and handling of materials would be vetted during site plan review.

Tom Doherty, this wouldn't be approved in another few weeks, it is a horrible waste for this type of land.

Stuart Bornstein, this is a main entrance to the harbor, this would be an improvement. Would pay taxes and insurance. Basic building meets criteria, trees around it, gable roof. Limited to what can do.

Jack Kay, a lot of the marinas have storage as well.

Stuart Bornstein, yes, much larger marinas have them, this is smaller and more attractive. Dressed it up. Maybe some other decorative features could also be added.

Jim Kupfer, materials, confirmation; exterior aluminum metal, cream/brown, roof metal, brown/cream, doors metal, light blue, windows white with black shutters and vinyl material, 16 ft. max height, doors 14 ft. max height.

Stuart Bornstein, doors to accommodate what the need is.

Jim Kupfer, HHDC state a max amount of doors. No utilities on site, any signage would have to have another application and come before the Commission.

Chair Cheryl Powell – aluminum is discouraged - Jim Kupfer, clarifies, yes.

Stuart Bornstein, had to make fire proof, pleated metal, looks like clapboard.

Tom Doherty, how strong are they/strength?

Stuart Bornstein, hurricane rating, 160 to 180 speed.

Town Council Liaison Betty Ludtke, paving, pervious, asphalt? Stormwater management plan?

Stuart Bornstein, they are open to ideas, can do shells, or asphalt, paving stone. This site is not paved, very hard packed.

Town Council Liaison Nik Atsalis – this is private land that is zoned for specific type of use, would be nice to have housing, but at the end of the day, it's up to the property owner, if fits in with guidelines of historic, the alternative is another piece of vacant land.

Chair Cheryl Powell entertains a motion to close the public hearing, moved by Jack Kay, seconded by Laura Cronin,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Laura Cronin – there are other issues, materials. If specifications for this new rendering was with the rendering, aluminum is not a accepted material, market for storage units. Suggested that applicant come back with more information, what pavement will be, dimensions, this is very vague.

Cornelius Cawley, process with other entities involved, are we creating a chaotic situation if not within our purview?

Chair Cheryl Powell, aluminum, tends to be different. Would like Applicant to come back/have this application continued.

Stuart Bornstein, this is the same, material is what is stated.

Town Council Liaison Nik Atsalis, confirms that the Applicant does not want to continue the application.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find the application to be compatible with the preservation and protection of the district, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - nay

Tom Doherty - nay

Jack Kay - nay

Cornelius Cawley - aye

Matt Clark - nay

Cheryl Powell – nay

The application is not approved.

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

Sign – *continued from May 17, 2023*

Tim Gaudette in attendance. He explains that he is replacing the Downtown Bistro sign. Changed the lettering and put a palm tree on it.

Jack Kay, never seen a sign made out of foam.

Tim Gaudette, its Azek - thickness $\frac{3}{4}$ and black trim about $\frac{1}{4}$

Tom Doherty, any lighting?

Tim Gaudette replies, same as before, LED lighting.

Jim Kupfer, yes, this is all approved previously, only change is the the lettering.

Chair Cheryl Powell opens up public comment. None.

Jack Kay moves to close public comment, seconded by Tom Doherty,

Roll Call Vote:

Laura Cronin - aye
Tom Doherty - aye
Matt Clark – aye
Jack Kay - aye
Cornelius Cawley – aye
Cheryl Powell - aye

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, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye
Tom Doherty - aye
Matt Clark - aye
Laura Cronin - aye
Cornelius Cawley – aye
Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay for the application at 372 Main Street, as submitted in the described materials, seconded by Laura Cronin,

Roll Call Vote:

Cornelius Cawley – aye
Laura Cronin - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

Camilla Vailante d/b/a Gone Açai – 561 Main Street, Hyannis – Map 308 Parcel 111-00A
Paint color change – *continued from May 17, 2023*

Camilla Vailante in attendance. She gives an explanation. Would like to change the color of the bldg. to Coral Springs, a Historical approved color.

Tom Doherty, trim? Will stay the same, white?

Jack, Kay confirms the color will be the entire building? Will the sign stay the same?

Camilla Vailante, yes, sign will stay the same.

Tom Doherty confirms where colors will be and windows will be white.

Chair Cheryl Powell clarifies white trim and horizontal trim as well?

Laura Cronin, the color is within the palette, is there a difference or amount of coverage? Maybe with trim and shutters cut it up?

Discussion

Matt Clark, maybe invert the plan and have trim green and then bldg. white?

Chair Cheryl Powell clarifies that it is an approved historic color.

Camilla Vailante, it is impossible to keep clean as is now with all white.

Tom Doherty suggests maybe white trim and centerpiece will offset? Shutters have to be a traditional black or other color, not green, all green would be too much. Bradfords did a green and off yellow that looks good.

Jack Kay, maybe using background sign color for trim, maybe shutters same color? - Suggestion.

Laura Cronin, maybe top a different color and bottom be green. Sides?

Camilla Vailante, green for the sides to. Yes, couple other buildings have all pink and another business is all yellow.

Chair Cheryl Powell opens up public comment.

Paul Paraguay in attendance. This building is set back from Main Street, so can't really see it. They did good job with their signage. Agrees that would be good to have white trim and shutters to have color as in the signage.

Town Council Liaison Betty Ludtke, this is also available at other locations. Loves that this is here. Likes the pop of color, it is dingy now and set back. Maybe come back with a rendering, likes the color.

Chair Cheryl Powell, possibly continuing?

Jim Kupfer interjects, the Applicant has a tight timeline for painting?

Chair Cheryl Powell, green with white trim, shutters white or black.

Chair Cheryl Powell entertains a motion to close public comment, moved by Jack Kay, seconded by Tom Doherty,

Roll Call Vote

Matt Clark -aye

Tom Doherty - aye

Jack Kay - aye

Laura Cronin - aye

Cornelius Cawley – aye

Cheryl Powell - aye

Laura Cronin, would Applicant consider the bottom green and the top different color?

Jack Kay, good with whole building being green. Tom Doherty, also whole building, green with white trim.

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, for the address at 561 Main Street, body all green all wood trim and shutters to be white, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Laura Cronin - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for application at 561 Main Street as submitted in the described materials and as in the Findings, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

New Business

Bruce Calabro – 439 South Street, Hyannis – Map 308 Parcel 194

Garage Skylights

Bruce Calabro in attendance. He explains workshop for his wife here with the skylights. Roof replacement sometime soon.

Matt Clark, not visible from the road.

Jack Kay, will get afternoon light here, not morning.

Bruce Calabro, west side of roof.

Laura Cronin are skylights permit able in HHDC?

Jim Kupfer, doesn't think there is anything for these. Not referenced in our guidelines. Does it match roof color?

Bruce Calabro, presently dark green, when do roof will do a color similar to the skylights. Something in a dark grey color.

Chair Cheryl Powell opens up public comment.

Jack Kay moves to close public comment, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley – aye

Laura Cronin – aye

Tom Doherty – aye

Matt Clark – aye

Jack Kay – aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Findings, moved by Laura Cronin, that the application is compatible with the preservation and protection of the district, seconded by Tom Doherty,

Roll Call Vote:

Jack Kay - aye

Laura Cronin - aye

Tom Doherty – aye

Cornelius Cawley – aye

Matt Clark - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for application at 439 South Street, as described in submitted materials, seconded by Jack Kay,

Roll Call Vote:

Matt Clark – aye

Jack Kay - aye

Cornelius Cawley - aye

Tom Doherty - aye

Laura Cronin - aye

Cheryl Powell - aye

Paulo Paraguay d/b/a Palio's Pizzeria – 435 Main Street, Hyannis – Map 308 Parcel 080

Lighting and Outdoor Seating

Paulo Paraguay in attendance. He explains lighting on patio, got façade grant from Business Improvement District (BID), from state, extensive improvements to the outside of the building. Looking to add light and make more vibrant. High top facing Main Street, he refers to the picture of the lights, 3 poles, lights will attach to each pole, all takes place on private property. Exhibit B, pictures.

Tom Doherty clarifies high tops?

Paulo Paraguay, patio on the brick refers to picture/sketch with yellow, Exhibit B. This represents where the lights will be. The black is galvanized steel.

Laura confirms height top chairs not stools being used.

Paulo Paraguay – 132 seats now upgraded grease trap. Entertainment.

Chair Cheryl Powell opens up public comment.

Matt Clark comments, looks good,

Town Council Liaison Betty Ludtke, bringing life and vitality to it with the lighting. Very nice.

Paulo Paraguay, Sturgis students can take advantage of this from the school. Great to see them hanging out.

**Chair Cheryl Powell entertains a motion to close public comment, moved by Tom Doherty, seconded by Matt Clark,
Roll Call Vote:**

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Laura Cronin - aye

Cornelius Cawley - aye

Cheryl Powell - aye

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, seconded by Jack Kay,

Roll Call Vote:

Cornelius Cawley - aye

Tom Doherty - aye

Matt Clark – aye

Laura Cronin – aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Laura Cronin to issue for 435 Main Street, as described in the submitted materials, second by Tom Doherty,

Roll Call Vote:

Cornelius Cawley – aye

Laura Cronin – aye

Tom Doherty - aye

Matt Clark - aye

Jack Kay - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Tom Doherty - went down and looked at the Community Art Wall. Doesn't think fits into the Historic District, this type of art in Town. Can have them come back at any time. Doesn't see the purpose for this. Wanted everyone to know. Going into the tourist season. Pictures submitted, Exhibit C.

Discussion regarding the pictures and the wall art at Hyannis Public Library – 401 Main Street. Exhibit C.

Jim Kupfer, July 5th hold virtual meeting for design guidelines - architects to make presentation.

Chair Cheryl Powell maybe monitor more and then June 21st ask applicant to come in?

June 21st will discuss and compare at that time, have some other pictures.

Jim Kupfer, will review the approved Decision.

Other Business

Approval of May 17, 2023, draft minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of May 17, 2023, moved by Jack Kay to approve, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for June 21, and July 5, 2023 (virtual)

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

The meeting ended at 8:46 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 – Shoestring Properties, LLC – 110 and 115 School Street, Hyannis – updated picture/rendering

Exhibit B – Pictures/renderings - Paulo Paraguay d/b/a Palio's Pizzeria – 435 Main Street, Hyannis

Exhibit C – Pictures take of Community Art Wall – 401 Main Street