



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**  
[www.townofbarnstable.ma.us/hyannismainstreet](http://www.townofbarnstable.ma.us/hyannismainstreet)

**MINUTES**  
**September 6, 2023**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Matt Clark, Tom Doherty, Kevin Matthews. Laura Cronin

**Members Absent:** Jennifer Hinckley Needham and Cornelius Cawley

**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, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, September 6, 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:

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

*Please silence your cell phones*

**Call to Order**

**Attendance Roll Call**

**Matt Clark**  
**Laura Cronin**  
**Tom Doherty**  
**Jack Kay**  
**Kevin Matthews**  
**Cheryl Powell**

**Welcome to New Members, Special Guests, Advisors and Comments**

Town Councilor Nikolas Atsalis in attendance.

**Updates**

- Trainings – Chair reminds all to do Conflict of Interest Training
- Awards
- Correspondence

**Reminder of Commission's Purpose and Proper Procedure**

**Discussion**

**The Cordial Eye and Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013**  
Community Art Wall - Extension Request

Chair Cheryl Powell reads the Extension Request into record, Exhibit A.

Mary George, Cordial Eye in attendance. Gives a history of the Community Art Wall project. Commission piece of work, two artists have done art work here. Four paint nights, with First Friday events, BID. 200 and up community members. Many artists with the

sign in and sign out process at the Library. Has adhered to the guidelines as from the last meeting and criteria. Tourists and locals participating. Teenager, alternative student, uses the library as place of study. Philippe Ortiz, artist, two teenagers working with him. Continued growth and collaboration. Would like to extend the tenure of the project. Library instrumental to making this a safe and instrumental place.

Jim Kupfer, gives history of previous Decision, Applicant looking for extension request per this as issued.

Laura Cronin, asks for clarification.

Chair Cheryl Powell explains that we wanted to revisit – options to either extend or grant a Certificate of Approval (COA).

Jim Kupfer, no application for extension – already been granted a Decision, required to come back to determine whether the Commission would grant a COA, or grant a certain time period or grant until June 1, 2024.

Kevin Matthews, read all the 88 pgs. of correspondence. Is here any negative feedback at all?

Mary George, only received patrons looking for more info about graffiti walls and graffiti art.

Tom Doherty, most people were not from Hyannis, from other towns, only 6 from Hyannis. Only two artists.

Mary George, we are the first legal art wall. A larger Cape Cod Community feels it resonates with people. Other three panels are open to others, not just artists. Over 1,000 other artists.

Tom Doherty, this is historic area. Does not like graffiti art in the historic district. A lot of history in Hyannis. Possibly have a section for history.

Mary George, no limits to the types of art, room for more conventional type of art. Graffiti is the most historic type of art. This is part of objective history. A lot of different ways of contributing art.

Chair Cheryl Powell - was referred to as aerosol art. There was a minor complaint. Chair asks for a show of hands of people who are in support of the Community Art Wall.

Laura Cronin, not all correspondence is positive. Doesn't seem to belong in the Downtown area. Possibly other alternatives or in another location. Previously have approved types of murals. Not for historic district.

Kevin Matthews, as long as not obscenity, thinks it's a positive thing. A lot of different art, this is another form of it.

Chair Cheryl Powell reads correspondence from Antonia Stevens email into record with email from Wendy Northcross, Sept. 6, 2023 – Exhibit B.

#### **Chair Cheryl Powell opens up for public comment.**

Lawrence Brown in attendance. Teacher, Trustee for Hyannis Public Library. Security cameras all around the library. Security lighting there all night. Custodian who comes before library opens and can cover up any inappropriate art. Graffiti Art, there is a historical component. There is some oversight. Modern library – worked with young artists, essential for all. Students still recovering from what COVID did. Really important and is a real value.

Carol Ann Daluca, Hyannis Library. Hyannis resident. This is different every day. Vibrant community. We are a very small city here. Likes seeing the wall every day. Would like to see this grow.

Town Councilor Liaison Nik Atsails, have you noticed increased people because of the wall?

Carol Ann Daluca replies, yes, people come to the library, our numbers and circulation is going up.

Town Councilor Nik Atsalis, thinks anything that can bring more traffic is positive for this library. Part of our history.

Christian Garnett, artist on Cape Cod. Was the journalist for Cape Media News. Put together some videos – has covered the definition of Graffiti. The smell of markers and paint wouldn't work inside. This is a chance to make history from this project. In support of the Community Art Wall.

Craig Florence, artist in the community. This is opportunity to create art. Helped with some street events. Came in contact with some people that came. Young and old excited to do this. His son loves it. Saw some people come back. Had some racist graffiti on roof top buildings and directed them over to the library. In support.

Anastacia Pacella, Co Executive Director of the Cordial Eye in attendance. Redirected young boys and the availability of the wall got them connected to something positive. In support.

Christian Garnett - before the art wall was just a brick wall, now this is another thing to do in Hyannis, not taking up any space. Can have new things make history.

Lawrence Brown, refers to Wendy Northcross's letter, she's next door and doesn't have anything negative and sees this on a daily basis.

Mulvia Nogueira, works at Hyannis Public Library. The historical value that Hyannis has. She helps people who don't speak English. Have added artists and video media to the library. Street art. Likes to see the wall full of art. Children love it, think they are artists. In support.

Elton Kennedy. In support of the Community Art Wall. Also an artist. Would like to continue this project.

Mary George, partnered with Sturgis east and west, incorporated into their art program. Opportunity to connect with students and another element. Collaborative interests with the JFK museum.

Jim Kupfer confirms what HHDC options are – not extend or Certificate of Appropriateness (COA).

Kevin Matthews, what's the process for COA without a date? If offensive art came to be, could ask them to come back if have concerns?

Jim Kupfer, enforcement would be Building Dept. Could have ongoing discussion if something arose.

Laura Cronin, What happens in the winter time? Any alternative for this? Schools having in their programs, travel aspect for this, not doing in Hyannis.

Tom Doherty- Cordial Eye has responsibility.

Lawrence Brown, there are some murals - have all kinds of art.

Chair Cheryl Powell – aerosol art when first came. Restrictions when first granted COA. Didn't want bill board use, political purposes, obscenities. Thinks this is part of history. Different types of arts. Historic area has to be monitored. Want to be family friendly.

Mary George, has signage that outlines all the restrictions as well as daily monitoring.

### **Chair Cheryl Powell closes public comment.**

Chair Cheryl Powell would like to maintain the restrictions that were implemented previously and is ok with extension to next June 1, 2024. Come back if complaints.

**Chair Cheryl Powell makes a motion with regard to Cordial Eye, 401 Main Street, Community Art Wall, Map326 Parcel 013 for the extension request dated Aug. 18, 2023, submitted by Mary George, Cordial Eye, to approve the extension with the relevant restrictions and also with condition that if receive complaints can bring applicant back before June 1, 2024, seconded by Jack Kay,**

**Vote:**

Jack Kay - aye  
Tom Doherty - aye  
Matt Clark - aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Cheryl Powell - aye

**New Business**

**JEWELCRAFT – 585 Main St., Unit C, Hyannis – Map 308 Parcel 115**

Business Sign

Joseph Scott in attendance. Old sign coming down. Will be non illuminated. Color, dark blue, metallic silver vinyl diamond logo.

Jack Kay, where will it be located?

Joseph Scott, will be in the center of the building. It's 10 ft. long.

**Chair Cheryl Powell opens up public comment.**

Chair Cheryl Powell clarifies the metallic silver color.

Jim Kupfer, this is part of it.

**Chair Cheryl Powell closes public comment.**

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

**Roll Call Vote:**

Kevin Matthews - aye  
Matt Clark - aye  
Laura Cronin - aye  
Tom Doherty - aye  
Jack Kay - aye  
Chair Cheryl Powell - aye

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for application at 585 Main Street as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

Tom Doherty – aye  
Jack Kay - aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Kevin Matthews – aye  
Cheryl Powell - aye

**Pier Recovery – 209 Main Street, Hyannis – Map 327 Parcel 151**

Sign

Charlie Brennan of Simple Signs in attendance. Small new sign, on 4 x 4 post. Double sided.

Laura Cronin. Why not on the building? .

Charlie Brennan, not a good place to put on this building.

Jim Kupfer states if the HHDC finds it is appropriate for this area.

Chair Cheryl Powell opens for public comment.

Jim Kupfer clarifies the post height?

Charlie Brennan, center of sign is 5 ft., post is pressure treated with white over it. - 24" tall.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews, seconded by Tom Doherty, Roll Call Vote:**

**Jack Kay – aye**

**Tom Doherty – aye**

**Kevin Matthews – aye**

**Matt Clark – aye**

**Laura Cronin – aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for application at 209 Main Street, as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark – aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150**  
Demolition

**GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150**  
New Building

Attorney Eliza Cox, of Nutter Mclellan and Fish in attendance. Will take both applications together. Property little less than 2 acres. Former Cascade Motel property. Purchased in Feb. 2022. Redevelopment. Form based zoning to insure the redevelopment would be consistent with this form based code. Been at Site Plan review. Have Formal Site plan later this month.

Cindy Lee, of Embarc Architects in attendance. She is the project architect. She gives a presentation of the plans, Exhibit C. 5 existing buildings here, larger home built in 1870, she gives a history of the buildings and property. Lot overgrown. Multi family development and refurbish the lots at corner of School and Main Street. Accessing the pay lot and new residential building. North wing, facing Main St. can block the view of the parking. Moved far - the west to be away from houses on School St. First floor area common use and shared use, also future retail use, apartments on 2, 3 and 4<sup>th</sup> floor. Pitched roofs and gables. Form based zoning – Large store front windows, front, back more residential in scale, would break up to make smaller scale. Materials – five bays center shared use. Retail entry and next to that the paid commercial lot. Samples of light color brick. Brick to be used at bottom of the building. 2<sup>nd</sup> and 3<sup>rd</sup> floor fiber cement shingles. Balconies. Points out the materials. East elevation fronting Main St. is long cross gables – fiber cement deep ocean vertical board. Juliet balconies with shiplap siding. End of South side residents amenities. Vertical deep ocean siding. Full landscaping. Several views shown. Can hide parking. Gable dormers on 4<sup>th</sup> floor. Mechanical equipment hidden. 95 units 10 will be affordable. Different layouts. Historic sign would stay there.

Tom Doherty, what about moldings/trim?

Cindy Lee, haven't developed the details to look at molding. Envision1 cornice trim that aligns with roofs over the entry, deep overhangs. Finer details, are not at that stage yet. Could bring details back to Commission.

Tom Doherty, like balconies, but need more details. What is the bedroom count for the apartments?

Cindy Lee, 66 1 bedroom, 17, 2 bedroom, 2, 3 bedroom.

Tom Doherty, parking spaces,

Cindy Lee, existing spaces and 34 and then 98 devoted to residential, 34 are on the property.

Jim Kupfer, applicant is meeting zoning for parking. Additional paved parking. Does meet the zoning on the rectangular site itself.

Tom Doherty, traffic study?

Jim Kupfer interjects, there is a lot coming to Hyannis, this is a complete eyesore now, there are many multi housing projects going up. The concerns of investment is phenomenal, there are multiple others coming. Different developments. Some retail will be also converting to housing. We are using underutilized places.

Attorney Cox, these questions come up during the Site Plan process, sewer, water, curb cuts etc. reviewed during the Site plan review. Water Dept. DPW both found acceptable We have appropriate necessities.

Jim Kupfer, this is where/what form based code is here for. Quality investment.

Cindy Lee, two existing curb cuts that will be closing. Down to one to minimize. Setback 2 feet.

Jim Kupfer, max of 15 ft. if absolutely needed due to the topography, but want to meet the lot line, along the sidewalk.

Jack Kay, do we have 7 ft. setback? Don't have a linear length to break it up.

Jim Kupfer, at those two bays is the depth, interaction will create some depth.

Cindy Lee, have 5 feet, but can make 7 ft., not a problem.

Jack Kay, 1<sup>st</sup> floor storefront?

Cindy Lee, 60% glass, aluminum, but not color, anodized color. Can add break molding.

Jim Kupfer, again proposed but went back to considering it because there is some of this already existing, like Alberto's on Main Street.

Chair Cheryl Powell, isn't aluminum discouraged?

Cindy Lee, glass trying to break down into phase, so there is character to it. Want to have scale and allow visibility.

Mike D'Angelo, MDLA Landscape Architect in attendance. Hardscape, adding permeable paver, red brick. Pavers. Around corner to Café/retail space. New asphalt sidewalk. Sidewalk being replaced with new and granite curb as well. One curb cut on School St. backside amenity space, central for tenants, grills, lounge seating, synthetic turf. Dogs synthetic turf. Planting, 45 shade trees, 7 varieties, almost 900 perennials and grasses. Drought tolerant plants. Lighting, east lit by LED parking lot light per the guidelines. Also lit from the building rear parking area. Near Café light. Acorn light. Bollard lights by amenity space/area.

Jack Kay, storm water. Fire Lane?

Jim Kupfer, to be resolved when they get a formal site plan.

Cindy Lee, have underground storage. In center of the lot. Two sections in back of the lot.

Tom Doherty clarifies only one exit from parking area.

Cindy Lee, yes, have discussed – have asphalt Travel lane will be used by the Fire Dept.

Jim Kupfer, subsurface drainage – typical standard and to handle emergency vehicles.

Chair Cheryl Powell, only one exit or entrance?

Jim Kupfer, Fire Chief has public way, Main Street.

Tom Doherty, would like to see moldings and trim for this. Likes the project. Would like to see the doors.

Kevin Matthews, do you know what retail space will be here?

Cindy Lee, no, not yet.

Kevin Matthews, the word vertical used? Guidelines?

Jim Kupfer, historically have done the horizontal, but is up to the Commission.

Kevin Matthews likes the design, clubhouse, pavers, amenities. Small details is all that is needed.

Cindy Lee, will send more as proceed with project.

Chair Cheryl Powell, height is acceptable? Moldings and trim need to see.

Kevin Matthews reads the letter from Cape Cod Healthcare dated August 22, 2023, into record – in support of the project, Exhibit D.

Jim Kupfer, confirms: refining details on trim, doors, can put into a condition in order to give final approval.

Chair Cheryl Powell – would like to see with moldings and the last details. Just the refinements would be good.

Attorney Cox, clarifies procedure on how would like to do.

**Chair Cheryl Powell entertains a motion to approve the demolition application, moved by Kevin Matthews to find the demolition application/removal at 201 Main Street 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**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a continuation to Oct 4<sup>th</sup>, 2023, for information for trim and doors and final details, moved by Jack Kay, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Other Business**

**Matters not Reasonably Anticipated by the Chair**

Next HHDC meetings scheduled for September 20<sup>th</sup> and October 4<sup>th</sup>, 2023

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Jack Kay, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

The meeting ended at 8:44 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** – The Cordial Eye and Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013  
Community Art Wall - Extension Request

**Exhibit B** –The Cordial Eye and Hyannis Public Library – Community Art Wall – email from Antonia Stevens email into record with email from Wendy Northcross, Sept. 6, 2023

**Exhibit C** – GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150 - presentation of the plans

**Exhibit D** – GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150 - letter from Cape Cod Healthcare dated August 22, 2023, in support of the project