



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

**MINUTES**  
**January 17, 2024**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Kevin Matthews, Laura Cronin, Cornelius Cawley, Matt Clark, Tom Doherty and Jennifer Hinckley Needham

**Members Absent:** Jack Kay

**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 James H. Crocker, Jr. Hearing Room, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, January 17, 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**

Cheryl Powell  
Tom Doherty  
Laura Cronin  
Matt Clark  
Jennifer Hinckley Needham  
Cornelius Cawley  
Kevin Matthews

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

Chair Cheryl Powell – Town Council Liaison Charlie Bloom in attendance.

**Updates**

- Trainings – Conflict of Interest training reminder. Contact Cindy Lovell with any questions.
- Awards
- Correspondence

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

*Chair Cheryl Powell reads Chapter 112, Article III, Purpose 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 distinctive 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 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**

**Verizon New England, Inc. – 49 Ocean Street, Hyannis – Map 326 Parcel 025**

New Fence *continued from December 20, 2023*

Chair Cheryl Powell – Withdrawal request received by Applicant – Jan 16, 2024. Request to withdraw without prejudice. Read into record.

**Chair Cheryl Powell entertains a motion to accept withdrawal without prejudice, moved by Kevin Matthews, seconded by Tom Doherty,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Jeniffer Hinckley Needham - aye**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Cheryl Powell – aye**

**New Business**

**Atlantic Apartment – 171 Main Street, Hyannis – Map 327 Parcel 232**

Sign

Todd Elwell in attendance. Representing Atlantic Apartment. The building has been rehabbed into apartments, they are completed. Waiting for Eversource to connect now. This is for a sign application for available apartments.

Chair Cheryl Powell opens up public comment. None.

Jim Kupfer, confirms double sided sign, 2 x 2, no lighting and to be placed on existing post.

Todd Elwell, yes.

Chair Cheryl Powell closes public comment. .

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

**Roll Call Vote:**

**Jeniffer Hinckley Needham - aye**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the sign application for 171 Main Street as described in the submitted materials, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Tom Doherty – aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Jeniffer Hinckley Needham - aye**

**Cheryl Powell - aye**

**Stuart Bornstein/Shoestring Properties, LLC – 110 & 115 School Street, Hyannis – Map 326 Parcels 121 & 125**  
New Buildings

Stuart Bornstein and Dan Ojala in attendance. Mr. Bornstein confirms that this Commission is to review the architectural aspects of the project. Meets requirements, meets zoning, meets setbacks. Nantucket grey and white trim paint colors.

Dan Ojala, of Downcape Engineering. Local zoning has been changed. Density. Much reduced height now than previously submitted. Eastern end of the HHDC district. Can see green around the buildings now, full 20 ft. off the street line. Footprint reduced, roof lines broken up. Parking underground. Lattice screening. Small retaining wall. Parking hidden. Does meet all zoning requirements. Conservation approved. Good investment for the town.

Michael Knee, of Gienapp architects. Traditional features. New England details. Corners of the site, South St. and school St. octagon forms, common lobby spaces, on the public corners. Front entries. Exhibit A, reference and showing of plans submitted. Street views shown from both streets. Corners opened up. Parking areas screened. Decorative, traditional brackets.

Jim Kupfer, cited criteria, new construction, section 112-32 and Design Guidelines, pg. 20 and 22 - reads into record

Chair Cheryl Powell confirms this is a new application and to be regarded as such.

Tom Doherty asks what is railing material? Also, windows? What will they look like and trim detail.

Mike Knee, combo of vinyl on main upright posts and infill is an aluminum system, molded forms. Black balcony. Traditional molding feel to it. Features a pediment on top of each window, pediment molding. Flat casing on sides and flat on top and then on top of that is a decorative molding piece.

Tom Doherty, moldings on the gable?

Mike Knee, molding, not flat. Crown style on the rakes and at the eaves.

Tom Doherty confirms electric will be on poles?

Mike Knee, yes.

Tom Doherty, School Street, maybe adding shutters? Suggestion.

Cornelius Cawley, views out to waterfront, Plan A902, not seeing any illustration from the waterfront looking in? Larger waterfront from a larger area?

Mike Knee, not from the sea.

Tom Doherty, lighting facing the waterfront?

Dan Ojala, not heavily, but will have regular lighting.

Mike Knee, would primarily highlight the egress, down lighting.

Kevin Matthews, like design, roof lines, pitch, a lot of interesting features and parking underground. Would have liked to see more of highlighting on the details. Utilities, fenced in garbage area? Local plantings?

Mike Knee, behind the building - fencing and landscaping around garbage area.

Dan Ojala, yes, from a native palette. Native species.

Laura Cronin, the harborside zoning has not changed with regard to the 2.5 stories. Plan A201 building elevations - plan shows some of the elevations on the building, 60 ft.?

Dan Ojala, elevations above sea level. It is a 35 ft. bldg. Midpoint of highest is a little under 35 ft.

Mike Knee, average grade plan to top of ceiling/roof.

Dan Ojala explains the height measurement and how it is calculated.

Jim Kupfer, from the water, sea level is 60 ft. up, the height from the harbor.

Tom Doherty, lighting, lampposts on here? Would like to see more detail.

Laura Cronin, looks great, but maybe more details on the materials and then see a final design.

Jim Kupfer, explains the definition of height. Harbor District no greater than 35 ft. maximum. Does meet the zoning at this time. Another dimension for the actual peak the angle which also complies.

Jennifer Hinckley Needham, to bad the utility poles cannot be underground.

Dan Ojala, not going to offer at this time to do underground utilities. Was part of the first previous proposal.

Chair Cheryl Powell, Plans A900 and A901 and 902, looks like 3 stories, define living space.

Jim Kupfer, had discussions with the Bldg. Commissioner – deck space open air space, not considered a story. Habitable space determined to be 2.5 – doesn't exceed overall height requirements.

Stuart Bornstein hands out the pictures of detailed material.

Chair Cheryl Powell. Lighting, railings, placement of lamp posts?

Dan Ojala, placements are on the renderings and plans.

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

Attorney David Lawler in attendance. Representing Dockside Marina/Wayne Kurker. Reads provision, pg. 41 of the Design Guidelines. Beyond just the building features, size and features and the zoning. This Commission deals with historic, zoning doesn't have to agree with historic. Overlooking water. Site Plan view. The buildings take up 70% of the lots. Massing of building on the lot, too big historically. Hand out. Aerial view of properties in the area.

Dan Ojala, Mr. Bornstein put up the Dockside restaurant and before that there was Lewis Bay Motel restaurant marina, two story strip motel with paved parking lot, that is what was here 1995, this was not always just a small restaurant, this is appropriate of what was here previously.

Chair Cheryl Powell, the Mugar building is not in the historic district.

Wayne Kurker in attendance. Concerns with parking and others that will come for maintenance and visitors. Fireboat concerns. Concerns with the character of the neighborhood.

Town Councilor Kristen Terkelsen in attendance, bothered by corner pieces, breaking up massing, the variety confuses me. Maybe use similar corner pieces. Confuses visually.

Marie Souza in attendance. Confused about taking up the whole lot? Not unusual for a building like this. This will look great and beautifully done. This is progress, need housing. Went to Bismore Park recently, could barely see hospital over the Steamship. Ocean view, historical is what you see from the street not the ocean. Very in keeping with the area. Rooming houses in area are 2 to 2.5 floors. Good deterrent from looking at the hospital.

Dan Ojala, they are 63% for lot coverage, well in what is allowed.

Chair Cheryl Powell, it depends on view/perspective of where you are.

Laura Cronin, density, 7 units per acre?

Jim Kupfer, no density involves the number of parking spaces, 1 per unit, that's where the density comes from for all districts. Hyannis Historic is Downtown Hyannis Zoning District which is almost entirely HHDC.

Laura Cronin, how many parking spots?

Dan Ojala, proposed use, East side, form based code, 39 spaces in 28 units. West Side 32 spaces. Have to be a one car home. This is a walkable area as well.

Jennifer Hinckley Needham, massing in our purview?

Jim Kupfer, yes, scale of proportion, façade design. And architectural features.

Jennifer Hinckley Needham, could you build up the site?

Dan Ojala, West parcel is gravel, retaining wall now. Steamship cut a little. Hill cut down and put retaining wall.

Kevin Matthews, there are condos on South Street?

Jim Kupfer, 4 stories. The Greenery, which is a regulatory agreement.

Chair Cheryl Powell, Site Plan view, amenities?

Dan Ojala, parks in the area and public spaces. There isn't a requirement to have recreational aspects on the property. Town landing nearby. Walking amenities. Could put up some benches throughout the site.

Laura Cronin are these going to be condominiums or?

Dan Ojala, condominiums.

Stuart Bornstein, wouldn't allow renters. A lot of people that would rather walk and want to be Downtown. These will be for sale. State of the art project.

Tom Doherty clarifies all condos?

Stuart Bornstein, condo fees will be minimal. No pool. Security cameras will be installed.

Tom Doherty, what about utility poles?

Stuart Bornstein, \$180,000 to take them down. Town has to apply for the money to get that done.

Chair Cheryl Powell, clarify density, all condos and associations – how long can people rent?

Stuart Bornstein allowed one rental a year, one month once. Nothing less than a month. Has not had rentals for this type of situation. Do not do Air B and B.

Chair Cheryl Powell, will Bornstein company be involved?

Stuart Bornstein, we usually stay for awhile, but do not want to do the ownership tasks.

Tom Doherty, would like to see details/more specific.

Dan Ojala suggests perhaps a larger scale plan. This information is all on the plans that we have now. Possibly a cut sheet.

Kevin Matthews, yes detail of where lights are going and narrow down areas - we should have part of proposal.

Laura Cronin, maybe blow up areas so can see better.

Chair Cheryl Powell suggests Commissioners send their requests of what they would like to see and send to Staff.

**Chair Cheryl Powell entertains a motion to continue to Feb. 7, 2024, communicate with Staff and note what would like to see for the next continuation meeting/submit, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Matt Clark – aye**

**Kevin Matthews - aye**

**Jeniffer Hinckley Needham - aye**

**Cornelius Cawley - aye**

**Laura Cronin – aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Approval of December 11, 2023, Draft Minutes – Joint Meeting with Planning Board

**Chair Cheryl Powell entertains a motion to approve the draft minutes of December 11, 2023, moved by Kevin Matthews, seconded by Tom Doherty,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin – aye**

**Jeniffer Hinckley Needham - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

Approval of December 20, 2023, Draft Minutes

Laura Cronin – error on pg. 3, delete “Planning Board” and replace with “Planning Department”. Amend.

**Chair Cheryl Powell entertains a motion to approve the draft minutes of December 20, 2023, as amended, moved by Laura Cronin to approve as amended, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Tom Doherty – aye**

**Matt Clark – aye**

**Kevin Matthews – aye**

**Laura Cronin – aye**

**Jeniffer Hinckley Needham – aye**

**Cornelius Cawley – aye**

**Cheryl Powell – aye**

Next HHDC meetings scheduled for February 7 and February 21, 2024

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Jeniffer Hinckley Needham,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**  
**Jeniffer Hinckley Needham - aye**  
**Cornelius Cawley - aye**  
**Laura Cronin - aye**  
**Cheryl Powell - aye**

The meeting ended at 8:24 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>

**List of Exhibit Documents**

**Exhibit A** – Plans submitted - Stuart Bornstein/Shoestring Properties, LLC – 110 & 115 School Street, Hyannis –  
Map 326 Parcels 121 & 125

APPROVED