



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

MINUTES
February 21, 2024
6:30 p.m.

Members Present: Cheryl Powell, Kevin Matthews. Matt Clark, Tom Doherty and Cornelius Cawley

Members Absent: Jack Kay, Laura Cronin, and 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 James H. Crocker, Jr. Hearing Room, 2nd Floor **6:30 P.M.** on **Wednesday, February 21, 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
Matt Clark
Tom Doherty
Cornelius Cawley
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards – BHC awards coming up. Deadline end of May.
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

New Business

Morozova Enterprise LLC – 28 Barnstable Road., Hyannis – Map 327 Parcel 077

Building Renovations

Ion Morozova in attendance. He explains the proposed project. To be used for mixed use. Will not change footprint of building. . Proposing a second floor. Building facing insurance company will be addition as well. Working with architect. Materials; use same as currently on the building. Same type of windows and doors and siding. Shows the proposed plans, Exhibit A. Follow current lines on existing building. Views from Barnstable Road. and plot plan, 9 parking spaces. Suggested to eliminate 2 parking spaces in front. Commercial will be the public parking lot across the street.

Tom Doherty, redlined picture – clarifies second story is the area going to be the same?

Ion Morozova, just going up, second story. Refers to the plan Front Elevation plan.

Kevin Matthews, parking spaces 1 and 2 confirms will be grass?

Ion Morozova, yes will be replaced with grass.

Tom Doherty, moldings will they match all the way around?

Ion Morozova, yes, vinyl and go up from area existing.

Chair Cheryl Powell confirms taking out 2 parking spaces and grass replacement?

Ion Morozova clarifies that residential only where building parking will be and commercial parking will be across street.

Jim Kupfer, the use meets zoning request from Planning & Development to remove asphalt in front. Large lot across the street. Parking in the rear. Will landscape front. Any new lighting proposed?

Ion Morozova, not yet, no lighting but will do this. He points out where lighting may be proposed. Picture with plot plan.

Chair Cheryl Powell, confirms where lighting on building is and motion lighting? Will there be lighting at entrance?

Ion Morozova, they will be on the corners of the building, on front corners and back corners. Yes, existing there now, if not will install.

Kevin Matthews, asks, how many entrances? Should have lights at the entrances.

Ion Morozova, 2 to 4 entrances now/existing. Shows where lights are now. They will put lights there. They will have 2 entrances.

Cheryl Powell, important for back parking area to have lights.

Chair Cheryl Powell asks for any public comment. None.

Discussion regarding lights at every entrance and in the back parking area.

Jim Kupfer suggests motion lighting colors similar to trim or what Board chooses. Rear not visible from public way, side and front.

Kevin Matthews, standard and right design lights for the building.

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 protections of the District at 28 Barnstable Road, with addition of lighting on each side of each door at each entrance and to meet the fixtures and motion lighting to match trim color, seconded by Kevin Matthews,

Roll Call Vote:

Kevin Matthews - aye

Cornelius Cawley - aye

Matt Clark - aye

Tom Doherty - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the application at 28 Barnstable Road, with all the amendments in the Findings, seconded by Tom Doherty,

Roll Call Vote:

Tom Doherty - aye

Matt Clark - aye

Cornelius Cawley - aye
Kevin Matthews - aye
Cheryl Powell - aye

Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084
Demolition

Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084
Renovations and New Structure

Chair Cheryl Powell reads Attorney David Lawler's email request dated February 16, 2024, to continue this matter to March 20, 2024, read into record.

Motion made by Kevin Matthews to continue to March 20, 2024, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley - aye
Matt Clark - aye
Kevin Matthews - aye
Tom Doherty - aye
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of February 7, 2024, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of February 7, 2024, moved by Kevin Matthews, seconded by Tom Doherty,

Roll Call Vote:

Tom Doherty - aye
Kevin Matthews - aye
Matt Clark - aye
Cornelius Cawley – abstains
Cheryl Powell - aye

Next HHDC meetings scheduled for March 6th and March 20, 2024

Adjournment

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

Roll Call Vote:

Cornelius Cawley - aye
Tom Doherty - aye
Matt Clark - aye
Kevin Matthews - aye
Cheryl Powell - aye

The meeting ended at 6:53 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 Exhibits

Exhibit A - Plans - Morozova Enterprise LLC – 28 Barnstable Road., Hyannis – Map 327 Parcel 077

APPROVED