



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

**MINUTES**  
**September 4, 2024**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Matt Clark, Tom Doherty, Jack Kay, Laura Cronin, Cornelius Cawley, Kevin Matthews, Jeniffer Hinckley Needham, Peri Wentworth, Conrad Watson

**Members Absent:** None

**Staff Present:** James Kupfer, Director, Corey Pacheco, Senior Planner 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, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, September 4, 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**

Perri Wentworth  
Conrad Watson  
Kevn Matthews  
Cornelius Cawley  
Jeniffer Hickley-Needham  
Matt Clark  
Laura Cronin  
Jack Kay  
Tom Doherty  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance

**Updates**

- Trainings
- Awards
- Correspondence

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

**Continued Business**

**Adam Burnett d/b/a Champ Homes, Inc. - 75 & 83 School Street, Hyannis – Map 327 Parcels 249 & 258**  
Demolition – *continued from July 3, 2024, August 7, 2024, and August 21, 2024*

**Adam Burnett d/b/a Champ Homes, Inc. – 75 School Street, Hyannis – Map 327 Parcel 258**  
New Building – *continued from July 3, 2024, August 7, 2024 and August 21, 2024*

**Adam Burnett d/b/a Champ Homes, Inc. – 83 School Street, Hyannis – Map 327 Parcel 249**  
New Building – *continued from July 3, 2024, August 7, 2024 and August 21, 2024*

Adam Burnett in attendance. Gives an update per the last meeting. Went back to campus regarding moving larger part of the barn. Got a nice placement that will work well. Will also keep parking spots equal. Placement on South side of 83 parcel, circled, reference to plan, Exhibit A.

Tom Doherty, thanks for moving it and keeping it. Jack Kay and Kevin Matthews appreciate the effort.

Laura Cronin, any plans to renovate?

Adam Burnett, doesn't know what extent of renovations would entail. If required we would explore that.

Laura Cronin, wants to make sure maintained.

Peri Wentworth, barn – clarifies what the structure is named.

**Chair Cheryl Powell asks for any public comment**

Jim Kupfer, maybe a condition for relocation of the garage – form of structure shall stay in current as is today. If upgrade or refinish would have to come back to HHDC.

Jack Kay, clarifies only moving the major part of it, the bare side has to be covered and not left open. Needs to be re shingled.

Adam Burnett clarifies if need to replace, will need to come back?

Chair Cheryl Powell, not for like for like repairs.

**Chair Cheryl Powell closes public comment. None.**

**Chair Cheryl Powell entertains a motion for the Findings for the demolition of the garage, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the district - at 75 and 83 School Street, for the demolition of the pavilion and the movement of the historic barn, and to keep the structure the same or better as today and all additional siding to match existing building, seconded by Kevin Matthews,**

**Roll Call Vote:**

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

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Tom Doherty for the application at 75 and 83 School Street, as described in material for the new buildings and the movement of the barn as recommended in the demolition, seconded by Kevin Matthews,**

**Roll Call Vote:**

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

Chair Cheryl Powell entertains a motion for the Findings for new building, moved by Tom Doherty to find the application to be compatible with the preservation and protection of the district for 75 and 83 School Street, as long as barn is moved in the same condition as is today and any additional materials match the existing materials of the barn, seconded by Kevin Matthews,

Roll Call Vote:

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

Chair Cheryl Powell entertains a motion for the Findings for new building at 83 School Street, moved by Kevin Matthews to find this application to be compatible with the preservation and protection of the district, as long as historic barn gets moved to new location on the lot and with the same materials or better, Map 327 Parcel 249, seconded by Jack Kay,

Roll Call Vote:

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

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness with regard to 83 School St, moved by Kevin Matthews for 83 School St, Map 327 Parcel 249, as long as historic barn moved to different part in the lot and materials match existing, seconded by Tom Doherty,

Roll Call Vote

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

New Business

**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**  
New Building

Deven Riley-Marini in attendance.  
Jessica Rosenburg, owner in attendance. .  
Attorney David Lawler in attendance.

Attorney David Lawler in attendance. Gives a history of being before the Commission previously for this project. The four stories seemed to be the sticking point for this. Passes out copies of Google Earth view. Exhibit B. on the property – already some tall buildings here. Next door motel with similar heights. Different properties on Main Street have different heights that are consistent. Puritan bldg. this is a two story building. This is really a three story building. It goes right up to the sidewalk. This project would be in keeping with the whole of Main St. Brick buildings are on Main with 2.5 and two stories. 307 Main Street building. Also and will be a four story approved by this Commission. Review of photos of buildings on Main Street. Across the street from this is the church and Kandy Korner, another tall building. The mix gives the charm to Main Street. This was the issue in keeping with Main Street. There are a lot of varying heights. A lot have the same materials we are presenting here. Going from 48 to 35 units has become a stretch. Costs and rates. Zoning does allow four stories and this is well within zoning. Some landscaping relief that may be needed/parking.

Perri Wentworth – the height on Main Street, do you have the heights of these existing buildings?

Deven Riley-Marini, replies around 42 – this project would be 45. Demo includes 3 existing buildings on the property would need portion removed. Bldg. A has a small one story brick attachment that would need to come down and building B. Building C has the pool, that would need to come down also. Parking where pool is now. Materials would match the existing as now. Storefront entries are recessed with gooseneck lighting and awnings. Roofs have projected rakes, trim decorative brackets. Trim around varying window types and true divided light, brick sills. All around the building. Different views shown. Pulled back the building and put some green space to open up a bit. Show proposed materials to be used. Shutters, clapboard siding and brick. Landscape plan shown. Corner view. Some green space along Main Street as well and tree coverage inside the parking.

Clarification of trees to be taken down and what could be left there.

Tom Doherty thinks to big for the property. Wants to incorporate more of the Hyannis Inn with the project. Clarifies one bedroom and studio apartments. Working on our guidelines now.

Attorney Lawler clarifies the Commissioners who may vote on this matter with Chair Cheryl Powell.

Laura Cronin, mixed use just residential and commercial, is motel maintaining as well?

Attorney Lawler motel will remain the same. 35 apartments. Bldg. F apartments. Pre existing motel will remain in their present location.

Laura Cronin, thought encouraging to maintain the look of the existing motel and incorporating into the project. Doesn't have a Cape Cod feel and very close to the corner. It's overwhelming for Hyannis Main Street. Hoping to see something like existing building instead of this.

Chair Cheryl Powell, colors?

Deven Riley-Marini, it will look like brick.

Jenn Hinckley-Needham, what are the thoughts behind doing small, tiny apartments and studios?

Attorney Lawler, his client felt that there is a need for this with young professionals and Main Street and economics. Have to have a certain amount of density. This is commercial construction. Expensive to build. Town encourage people with zoning changes to build on Main Street. A lot of work trying to make Main Street a place to survive. Walkable community, needs to happen.

Jessica Rosenberg in attendance, owner of property. Her company specializes in adaptive re use. All the hotels we own we manage ourselves. Hyannis Inn is an underperforming business/property. The size of the units, all projects they are doing the studios and the one bedrooms are the first ones to go. They see that as a renter, just need enough space. 20% would be affordable. The pool barely gets any use. People don't use it. Very challenging to take off the fourth story.

Tom Doherty, our business is to make sure it is right for Hyannis. These types of buildings are all the same. This would be transient with these types of apartments. 35 apartments isn't going to make or break Hyannis.

Attorney Lawler, replies Hyannis has it's challenges. A lot of effort to make Hyannis better, there are economic challenges. Renters for these apartments bring a lot to the economy. This is a tasteful bldg. and does fit in.

Jack Kay, what's the length of the Puritan Bldg. with the comparison to this building. Doesn't have a problem with this building at all. This is a dramatic up change for the better.

Attorney Lawler reaffirms the additions, shutters, windows, lighting all added with the suggestions from the Commission.

Jack Kay, huge parcel, got to do something with it.

Conrad Watson, Hyannis in need of housing. Maybe take away the brick and put grey.

Chair Cheryl Powell confirms that we requested the brick from the last application.

Attorney Lawler, majority of this Commission wanted to add brick and make these changes. Added awnings.

Tom Doherty, we aren't saying we don't want housing – maybe leave the trees. This is a generic building. Wants Cape Cod housing.

Attorney Lawler, impossible to do down the middle - parking wouldn't work.

**Chair Cheryl Powell asks for any public comment.**

Roberta Mauch in attendance. Retail windows not inviting. Main Street, let's bring back to the old days.

Kevin Matthews, the peaks and roof line look higher than 3 stories. It's too big, doesn't seem like it fits there. It's so open, trees are nice there. Lose that feel if put the building there.

Laura Cronin, need set back farther. More Cape Cod looking. Takes over the corner. Not a fan of brick. Motel concerns. Overwhelms the property. Concerns with density.

Cornelius Cawley, estimate for shelf life of the motel, if it has to stay a motel?

Jessica Rosenberg, owner – the building needs a lot of work and refurbishment. Stucco, never knew of that being pleasing to look at as the new building looks. Not the best building.

Cornelius Cawley, this is historic building, are we losing the history or is it that putting up a building that doesn't work here. To what extent would this be a shock value?

Tom Doherty, went and looked at the corner, this is a beautiful area. Thinks this would be a shock.

Peri Wentworth, has some history with this hotel. This is beautiful building, that is being proposed. Thinks so many historic things here that the compromise would like to see something that is a nod to Main Street. Doesn't think it belongs on this corner.

Chair Cheryl Powell, guidelines, does still meet?

Jim Kupfer, it's the review of the Commission, a lot is discretionary in terms of the requirements.

Chair Cheryl Powell – anything that Commissioners feel that would make it more acceptable. Likes the brick.

Tom Doherty, too big.

Kevin Matthews, if set back more, maybe – this will close off this corner.

Tom Doherty, too big, looks like an apartment house. Go down the middle and through the parking lot and leave the openness of the area. Don't like it in front of the church either.

Jessica Rosenberg, at some point we would like to come before this Commission and have something approved. Want to build something that is economically viable. Maybe can change. More appealing if vertical where the pool is? Maybe go up one story – doesn't want to keep coming back with something that is not approvable. Redesign and mirror what is existing now. Would like to come back with something that is what all are looking for.

Options: Jessica Rosenberg review of plans, and get rid of Bldg. F. go up one story on other 3 buildings. 3 stories, and keeping the open field. Maybe leave the trees and less parking. Leave all the same and design, maybe flat building and maybe do parking around. Go back and look at these scenarios.

Attorney Lawler – South Street is zoned differently. This was based upon new zoning for Main Street. These designs presented today are all within the zoning and the architectural components are the rules set forth. They have followed what the town wanted them to do. This is historic board, not the Planning Board.

Kevin Matthews, this doesn't fit with historic Cape Cod. If we work together maybe we can get something that aesthetically feels more historic.

Devon Riley Marini, first floor on Main St. is supposed to be commercial. Would a new plan allow for this?

Discussion regarding optional plans for new design

Attorney Lawler requests to withdraw the applications.

**Motion made by Chair Cheryl Powell to accept the Applicant's withdrawal without prejudice for the demolition and new building for the applications at 473 Main Street, Hyannis, Sawyer Realty Holdings, LLC, seconded by Jack Kay,**  
**Roll Call Vote:**

**Laura Cronin - aye**

**Matt Clark - aye**

**Jeniffer Hinckley-Needham - aye**

**Cornelius Cawley - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

#### **Design Guidelines Update**

Jim Kupfer, updates – met with Laura Cronin, adding some changes and images, will be uploaded soon, before the Sept. 23, 2024, meeting. Pg. 42 regarding murals. Commissioners can send comments to Jim. Will be posted to the website.

Chair Cheryl Powell put in restrictions from previous mural done.

#### **Matters not Reasonably Anticipated**

Approval of August 21, 2024, draft minutes

**Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Jack Kay,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Peri Wentworth - aye**

**Laura Cronin - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Matt Clark – aye**

**Jeniffer Hinckley- Needham - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

Next HHDC meetings scheduled for September 18<sup>th</sup> and October 2<sup>nd</sup>, 2024

The meeting ended at 8:33 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>

**Exhibit A** – Revised plan dated August 22, 2024 - Adam Burnett d/b/a Champ Homes, Inc. - 75 & 83 School Street, Hyannis – Map 327 Parcels 249 & 258

**Exhibit B** – Google air view pictures - Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis - Map 308 Parcel 084

APPROVED