



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

**MINUTES**  
**December 16, 2020**  
**6:30 p.m.**

BARNSTABLE TOWN CLERK

2021 JAN 13 PM 2:56

**Members Present:** Cheryl Powell, Betsy Young, Cecelia Carey, David Sorensen, and Jack Kay

**Members Absent:** David Colombo and Tim Ferreira

**Staff Present:** Karen Herrand, Principal Assistant and Elizabeth Jenkins, Director, Planning & Development Dept.

The Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/94385115196>

Phone: 888 475 4499 US Toll-free

Meeting ID: 943 851 15196

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. 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**

**Roll Call**

**Attendance Roll Call:**

Jack Kay

Tim Ferreira - absent

Betsy Young

David Colombo - absent

Cecelia Carey

David Sorensen

Cheryl Powell

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

**Housekeeping**

Chair to clarify appropriate inclusions for housekeeping and timing. It is also requested that all Commissioners revisit Section 112 of our guidelines, and all other guidelines, such as the 2012 guidelines, to discuss review. *(If you need another copy of these, then please contact staff to have these sent again.)*

Chair Cheryl Powell – trying to organize a training session to revisit ordinance. Housekeeping is for reminders as well and conflict of interest and updates for Commissioners. Housekeeping is really for things like thank you cards, awards, notations, updates, reminders, paperwork. Should not talk about applications that haven't been submitted. Maybe not a good place for discussion. Award nominations as done in the past. Also, Barnstable Historic Commission (BHC) is doing this award again. Deadline April 30<sup>th</sup>, please give some thought to this.

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

#### **New Business**

**Main Street Times, LLC; Aaron Bornstein and Stuart Bornstein, Applicants; 319 Main Street, Hyannis, Map 327, Parcel 102 and 331 Main Street, Hyannis, Map 327, Parcel 106**

Install Roof-mounted solar panels

Stuart Bornstein in attendance. Gives an explanation of the restoring of the Cape Cod Times Bldg. 22 apartments. Kept a lot of interior original, replaced the windows, previously approved by this Commission. Now would like to put solar panels. Cannot be seen from the street. New roof on the buildings. Not visual.

Cecelia Carey asks for description of the solar panels/materials.

Stuart Bornstein, made out of silica, they are green and approved panels, weighted down.

Betsy Young is there some technical specifications for these, maybe amend the application.

Stuart Bornstein replied there was a big packet submitted for this.

Betsy Young, what is meant by weighted down? How much wind?

Stuart Bornstein, they are almost flush with the roof. Won't penetrate or hurt the integrity of the roof. Can withstand up to 180 mile an hour winds. These aren't typical where anchored, these are completely flat as to not get the wind.

Jack Kay asks where the disconnects will be mounted on building and conduit. Parabit surrounding the bldg. Sunlight interfering, doesn't seem possible.

Stuart Bornstein replies the disconnects are in the back of the bldg., have their own meter base. Grey box.

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

Betsy Young would like applicant to resend the packet of technical information to be included with the packet.

Chair Cheryl Powell clarifies, slightly tilted, no more than 3 or 4 inches.

Stuart Bornstein, they lay flat, minimal 10 or 15 degrees at the most, wrap around of the roof.

Chair Cheryl Powell concerned about the weighted down material – directs to Jack Kay.

Jack Kay states usually an extension frame, clipped to – ballast system. Is it sand?

Stuart Bornstein replies yes, they will put a ballast system Experience with system. Thinks the material is sand. In sealed bags, he thinks clips onto the frame, weighs the panels down.

Jack Kay locked together?

Stuart Bornstein, yes. They have ballast to keep steady and together. Nothing is visible.

Jack Kay states they deteriorate after a 3 or 4 years. What kind of roof?

Stuart Bornstein replies these are made special. The industry has come out with and they work. Intermittently on the panels. No rays because underneath the panels. Rubber roof.

David Sorensen is confident that the manufacturer has made them properly/efficient. .

Elizabeth Jenkins from a technical position, observation that information be provided.

Stuart Bornstein reiterates that he did submit some 50 pages of information. The application did get delayed. This is not out of the ordinary to be approved. Project has been delayed. They are up to standards. Bldg. Dept is satisfied with them.

Chair Cheryl Powell agrees with Elizabeth Jenkins regarding needing information for the specifications.

**Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find the application for 319 and 331 Main Street to be compatible with the preservation and protection of the district, seconded by Betsy Young,**

**Roll Call Vote:**

**Jack Kay – aye**

**Betsy Young – aye**

**Cecelia Carey – abstain**

**David Sorensen – aye**

**Cheryl Powell – abstain**

Stuart Bornstein suggests that to have missing pages supplied and vote conditioned as such. They can get it to the Commissioner's as soon as possible.

David Sorensen asks if we could put it in to be made to get to us by time certain.

Discussion regarding materials needed. We should try to accommodate

Stuart Bornstein states the Bldg. Dept. got sometime in September and there was a huge delay from that time. We tried to get on the last Agenda. Since process started been all of 4 months. The first package came in from the installer to the Bldg. Dept.

Elizabeth Jenkins – the Bldg. Dept. has to make a decision within 30 days. Time frame in which to get an application in to the Commission. The installer may have not submitted for the Commission. This Commission is responsible for the exterior and how looks. Look for documentation of how look from public way.

Chair Cheryl Powell suggests that the picture received from Cecelia Carey be shown, for all to view. Exhibit A.

Stuart Bornstein explains/shows where top of the roof and where panels would be placed. Put new roof on as well and shingles, sit inside rim of bldg. walkways that go around the bldg. Sit on the rubber roof with rim around the bldg. Parabit hides everything.

Chair Cheryl Powell asks how far in?

Stuart Bornstein 3 feet all the way around, don't rise above the edge.

Betsy Young – ok if not seen from street, would like to see the original materials all included in the application. Make a condition.

Chair Cheryl Powell also would like this and verification that not seen from the street.

Thanks to Cecelia Carey for the picture.

Stuart Bornstein will have missing application submitted by Friday.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find the application for 319 & 331 Main Street to be compatible with the preservation and protection of the District, seconded by Betsy Young,

**Roll Call Vote:**

Jack Kay – aye  
Betsy Young – aye  
Cecelia Carey – aye  
David Sorensen - aye  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness (COA), with a suggested condition, moved by Betsy Young to issue a COA for the application at 319 & 331 Main Street as described in submitted material and subject to condition that remainder of materials be submitted by Friday, Dec. 18, 2020, the Commission is finding that these solar panels cannot be seen from the street, seconded by Jack Kay,

**Roll Call Attendance:**

Jack Kay - aye  
Betsy Young - aye  
Cecelia Carey - abstain  
David Sorensen - aye  
Chair Cheryl Powell – aye - on the basis of the claim of more materials submitted and be submitted for the Commission. Hence requirements of application pages to be filled out as well.

Stuart Bornstein states that they will have materials to the Commission by Friday, Dec. 18, 2020, at the latest.

**Other Business**

Approval of December 2, 2020, draft minutes

Chair Cheryl Powell would like to continue these draft minutes to the next meeting, January 6, 2021.

Next HHDC meeting scheduled for January 6, 2021 & January 20, 2021

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Cecelia Carey,

**Roll Call Vote:**

Jack Kay - aye  
Betsy Young - aye  
Cecelia Carey - aye  
David Sorensen - aye  
Cheryl Powell - aye

The meeting ended at 7:33 p.m.

Respectfully submitted  
Karen Herrand

**List of Exhibit Documents**

**Exhibit A** – Main Street Times, LLC; Aaron Bornstein and Stuart Bornstein, Applicants; 319 Main Street, Hyannis, Map 327, Parcel 102 and 331 Main Street, Hyannis, Map 327, Parcel 106 – Aerial picture/view – submitted by Cecelia Carey.