



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

MINUTES
February 16, 2022
6:30 p.m.

Members Present: Cheryl Powell, Cecelia Carey, Betsy Young, David Sorensen and Mark Despotopulos

Members Absent: Jack Kay

Staff Present: Karen Herrand, Principal Assistant, and James Kupfer, Senior Planner, Planning & Development 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, 2nd Floor **6:30 P.M.** on Wednesday, February 16, 2022.

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

Attendance Roll Call

Betsy Young
Cecelia Carey
Mark Despotopulos
David Sorensen
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards – Chair Cheryl Powell ask Commissioner's to think about who they may like to nominate. Had submitted Marina Atsalis previous year.
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads Chapter 112 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 distinct 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 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

CB Perkins Cigar Lounge & Bar – 649 Main Street, Hyannis – Map 308 Parcel 134
Sign and Flag – *continued from February 2, 2022, meeting*

No applicant/representative in attendance.

New Business

Sandep Patel - 447 Main Street, Hyannis – Map 308 Parcel 081-001

New Door with Side lights – Removal of sliding doors

Sandep Patel in attendance. He gives an explanation of the proposal. Remove the sliding doors, not working, put 42” door and 36” sidelight, and cedar siding.

Chair Cheryl Powell asks for any public comment – None. Chair closes public comment.

Cecelia Carey – looks good
David Sorensen – looks good
Mark Despotopulos – looks good.

Chair Cheryl Powell confirms colors. Staff will give copy of approved colors/color chart.

Sandep Patel replies, grey for door, cedar will be natural, maybe clear coat on it.

Jim Kupfer clarifies the new door will be centered in the middle. Entirety of wall to be cedar shingles.
Sandep Patel replies, yes.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen that this application is compatible with the preservation and protection of the district, seconded by Cecelia Carey,

Vote:

**Betsy Young - aye
Cecelia Carey - aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Sorensen to issue for the application at 477 Main Street as described in the submitted materials, seconded by Cecelia Carey,

Vote:

**David Sorensen – aye
Cecelia Carey - aye
Mark Despotopulos –aye
Betsy Young – aye
Cheryl Powell - aye**

Aids Support Group of Cape Cod – 428 South Street, Hyannis – Map 308 Parcel 124

New Windows, Doors, Paint and Siding

James Robertson in attendance. He gives an explanation of the proposed work to be done. To replace siding with same kind of clapboard. Paint to be Amish green color. Will look the same except clean. Windows replaced/like for like.

Chair Cheryl Powell asks for any public comment - None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen that this application is compatible with the preservation and protection of the district, seconded by Mark Despotopulos,

Vote:

**David Sorensen – aye
Betsy Young – aye**

Cecelia Carey – aye
Mark Despotopoulos –aye
Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cecelia Carey to issue for the application at 428 South Street as described in the submitted materials, seconded by David Sorensen,

Vote:

David Sorensen – aye
Mark Despotopoulos –aye
Betsy Young – aye
Cecelia Carey – aye
Cheryl Powell – aye

Town Council Liaison Kris Clark in attendance.

Coxswain Media LLC – 243 South Street, Hyannis – Map 326 Parcel 005
New Signage

No applicant/representative in attendance.

Stuart Bornstein - 110 School Street and 53 South Street, (pending change to 115 School Street) Hyannis Map 326-121 & 326-125
Two New Buildings

Stuart Bornstein in attendance. Dan O'Jala in attendance. He was here previously, last summer for discussion item for this project. They have revised the project, 34 units, 5 stories. Concrete shingle or hardy board. Thinks Hyannis is ready for something more substantial. Dumpsters enclosed in their own housing with twice a week pick up for. 60 security cameras, rebuilding the street, new water mains, sidewalks, bollard lights and all around the perimeter for security. Has made many changes per the previous submission. Saw this design in a periodical and hired this particular architect. Has met with and had meetings with Planning and Development. Two types of grey color on the outside. Trellises outside,

Dan Ojala in attendance. Explains that this is at the eastern most part of the jurisdiction, end of the district/bookend. Scale is in keeping with what is in the area. There used to be a two story motel a few years ago and parking out front in the 1960's. View from the street looks attractive. Going to drop/move utilities underground. Bollards and lighted rails. Will be doing the sidewalks. Cape Cod type features.

Stuart Bornstein – old restaurant is coming down. People currently use the middle of this street, there are no lights here, safety issue, need sidewalks on both sides, wrap around another 50 to 100 ft. where Steamship Authority is. This will provide tax money for the Town. Will offset other expenses, for schools etc. Three affordables are needed, working with the Town to comply with the project, possibly another developer will provide them. Cliff on the other side of the bldg. Steamship Authority has made this happen.

Betsy Young will these be selling or leasing?

Stuart Bornstein, all selling, 2 or 3 bedrooms – possibility of the third bedroom being used as a closet.

Chair Cheryl Powell asks about windows and location.

Stuart Bornstein, many windows and leak prevention as well on the building. These will be homes, only allowed to rent once or twice a year, only a month, not an air b&b. Four weeks rental or 12 months, no weekly.

Chair Cheryl Powell asks for clarification on this.

Stuart Bornstein answers, either year round rental or for a month.

Betsy Young asks if putting anything stating has to be occupied year round?

Stuart Bornstein replies, no. If people want to go away for winter that is ok. Intercom system works for all electronics/security if you are away. Garage doors close in 8 seconds, everyone's unit opens up to the elevator, backed up with generators.

Cecelia Carey asks if we are approving both buildings – 110 and 115?

Stuart Bornstein replies yes, both at the same time 110 and 115 School Street.

Chair Cheryl Powell clarifies how many stories?

Stuart Bornstein replies that the building is broken up. The top a mezzanine, only five floors. Mezzanine used for possibly a wreck room, overlooks the living room.

Chair Cheryl Powell feels this would be a total of six floors.

Dan Ojala interjects, typically a ½ story, this is an open area.

Stuart Bornstein, grey and shingles, windows will be black. Look is similar to older hotel look.

Dan Ojala all fireproof materials.

Chair Cheryl Powell asks about where the look came from, was it proposed to be built in a historic area? Parking underground?

Stuart Bornstein refers to the plans, Exhibit A that has the details of the floor plan layout. Have to transport materials/specialty for floors, garage, five million dollars to make. Two shades of grey to be used, not sure what exact color yet.

Chair Cheryl Powell clarifies if the existing restaurant has been taken down yet.

Stuart Bornstein replies, not yet, does have permit to take down.

Jim Kupfer can check to see if permit for the demolition.

Chair Cheryl Powell has concerns with the height, six stories.

Stuart Bornstein - this is five stories.

Chair Cheryl Powell asks for any public comment.

Laura Cronin in attendance. Agrees buildings look beautiful Her concern is with the height of it, looks high for waterfront area. Is HHDC really promoting historic here, looks like 6 stories, this will be overshadow from the harbor view. Clarifies 34 units. Density, is a variance needed for that.

Dan O'jala states density is addressed under the zoning and through the regulatory agreement process. 1.32 acres. Parking will go underground. It will open up a bit, near the Steamship Authority when done.

Laura Cronin asks what is sq. footage of a unit?

Stuart Bornstein replies, from 1800 to 2200 ft. larger with mezzanine.

Dan O'jala – they do have some storage areas, limited lock out, one for every unit.

Chair Cheryl Powell asks how get to mezzanine?

Dan O'jala answers, from the inside staircase, upper level units can go out, crows nest view, instead of skylight, natural light will come in, these will be more money, only on the top floor.

Chair Cheryl Powell closes public comment.

Jim Kupfer states that the applicant has come to site plan review. There will be zoning relief requested. Recommendation per a regulatory agreement and then to Town Council. 2.5 stories is allowed in the district, so obviously this would be asked as a waiver with the regulatory agreement application.

Dan O'jala, yes, requesting this relief, due to the desirable area and improve the downtown character.

Mark Despotopulos is concerned with the height, may not be legitimate.

Chair Cheryl Powell has issue with the height, which goes along with preserving the historical character of the district.

Stuart Bornstein replies that the cost doesn't change, the underground garage will cost the same – to spread out the cost you have to have some density and the height.

Chair Cheryl Powell states probably good for downtown area, but our purview is to protect the historic character and nature of the district.

Discussion about previous buildings with height.

David Sorenson, not even the height of the hospital. Would rather see a condo unit than the boxiness of the Cape Cod Hospital. This would add to the beauty, prestige of Hyannis. Thinks it would add to the beauty of the downtown.

Dan O'jala reiterates this is at the absolute bookend of the area. This would be an attractive line along with the water, welcoming view as opposed to the dumpy look there now. There will be a pool here as well, just for residents and their guests.

Betsy Young seems like lower housing and much more residential, to the left, you see the hospital and some bigger structures. It's more built up in this area, doesn't see it as out of place.

Chair Cheryl Powell has a problem with the height, the hospital's Mugar has six stories.

Discussion re height and regulatory agreement to be filed for this project.

Stuart Bornstein states, will provide a lot of tax revenue for the Town. This will benefit downtown area and spending as well. Changes are more in tune now.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen that this application is compatible with the preservation and protection of the district, seconded by Betsy Young,

Vote:

David Sorensen - aye
Mark Despotopulos - aye
Cecelia Carey - aye
Betsy Young - aye
Cheryl Powell – nay

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Sorensen to issue for the application at 110 and 115 School Street, as described in the submitted materials, seconded by Betsy Young,

Vote:

Betsy Young - aye
Cecelia Carey - aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell – nay

Town Council Liaison Kris Clark mentions applications for HHDC to be placed onto the website. Staff will follow up with web postings.

Matters not Reasonably Anticipated by the Chair

Chair Cheryl Powell - Grace Rogers to speak to all at our next meeting – Commission on Local Government. Education piece.

Other Business

Approval of January 5, 2022, draft minutes – *continued at February 2, 2022, meeting*

Chair Cheryl Powell entertains a motion to approve the draft minutes of January 5, 2022, moved by Betsy Young, seconded by David Sorensen,

Vote:

- Betsy Young - aye**
- Cecelia Carey - aye**
- Mark Despotopulos - aye**
- David Sorensen - aye**
- Cheryl Powell - aye**

Approval of February 2, 2022, draft minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of February 2, 2022, moved by Betsy Young, seconded by David Sorensen,

Vote:

- David Sorensen - aye**
- Mark Despotopulos - aye**
- Cecelia Carey - aye**
- Betsy Young - aye**
- Cheryl Powell - aye**

Next HHDC meetings scheduled for March 2, and March 16, 2022

Town Council Liaison Kris Clark – LCP application deadline has been extended to March 1st.

Chair Cheryl Powell entertains a motion to continue the CB Perkins and Coxswain Media applications to March 2, 2022, meeting, moved by Betsy Young, seconded by Mark Despotopulos,

Vote:

- Betsy Young – aye**
- Cecelia Carey – aye**
- Mark Despotopulos – aye**
- David Sorensen – aye**
- Cheryl Powell - aye**

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Mark Despotopulos, seconded by Cecelia Carey,

Vote:

- Betsy Young – aye**
- David Sorensen – aye**
- Cecelia Carey – aye**
- Mark Despotopulos – aye**
- Cheryl Powell - aye**

The meeting ended at 7:49 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 - Stuart Bornstein - 110 School Street and 53 South Street (115 School Street) Hyannis Map 326-121 & 326-125 – Plan/Site plan layout

Please Note: The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the office of the Hyannis, Main Street Waterfront Historic District Commission, located at 367 Main Street, Hyannis, MA

APPROVED