



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

MINUTES
August 7, 2024
6:30 p.m.

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

Members Absent: None

Staff Present: James Kupfer, Interim 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, 2nd Floor **6:30 P.M.** on **Wednesday, August 7, 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

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

Town Council Liaison Charles Bloom in attendance.

Chair Cheryl Powell states that former Commissioner George Jessop has passed away, he was chairman of this Commission for 18 years. Moment of silence is held.

Welcome to New Members, Special Guests, Advisors and Comments

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*

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

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

Chair Cheryl Powell reads email from Alison Alessi into record requesting the continuance of the Champ applications to Aug. 21st.

Jeniffer Hinckley Needham not in attendance for Champ applications previously.

Chair Cheryl Powell entertains a motion to continue to August 21, 2024, moved by Kevin Matthews, seconded by Peri Wentworth,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Conrad Watson - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Peri Wentworth - aye

Cheryl Powell - aye

General Business

Design Guidelines Update

Jim Kupfer gives update. Commission has draft for any additional comments/changes. Can begin to do a hearing if want to proceed.

Kevin Matthews will get a copy to review, he wasn't here at last meeting and did not get a copy.

Chair Cheryl Powell, put on next Agenda to vote on it?

Jim Kupfer, process would be if formally adopt, need to post at a public hearing – 2nd meeting in September. Maybe a joint hearing with Planning Board.

Peri Wentworth, is there a consensus that this is good final form?

Jim Kupfer explains working with the Planning Board over some time. Planning Board (PB) did adopt guidelines the Commission did not. Looking at ways to improve the guidelines and come to a consensus to unify all. PB willing and active to participate.

Chair Cheryl Powell explains it failed by one vote with HHDC previously. This draft is what all came up with.

Kevin Matthews – can vote on now and put out for public meeting and if anything in the interim we could change? Let's move it to next level, joint meeting?

Laura Cronin, can we meet, HHDC, our committee only, before go to a joint hearing?

Jim Kupfer, can place on Aug. 21st Agenda and can work with PB to get a date, possibly mid September.

Chair Cheryl Powell confirms and Jim Kupfer will work to get a date with PB to get time/hearing with them.

Minor Modification Request - Benjamin Yeransian – 394 South Street, Hyannis – Map 308 Parcel 128
Renovations

Jim Kupfer gives the history of previous hearing regarding the application. Applicant has provided updated materials. His request is vinyl, not wood for stairs. Would like to use vinyl and composite materials.

Ben Yeransian in attendance. He explains Risers will be wood and posts will be wood. Want to use Azek, white for the actual stairs and vinyl railings. Lasts longer and doesn't splinter, doesn't need to be painted. Reviewed the design guidelines.

The 4 x 4 posts are pressure treated wood, the risers as well. The actual stairs will be composite, Azek decking, white Azek for the trim, handrails to be composite.

Chair Cheryl Powell asks about spokes, vinyl as well? White, confirms.

Ben Yeransian confirms will be and look just as the pictures submitted.

Kevin Matthews confirms, will be Trex, vinyl composite?

Peri Wentworth, what is the color, the tread color?

Ben Yeransian, not this color, will be a light grey - decking grey.

Tom Doherty asks for confirmation of colors, white or shiny white?

Ben Yeransian confirms light grey for tread stairs.

Tom Doherty, does stairway face South Street?

Ben Yeransian, no stairs go to the rear, visibility is minimal and won't be able to see the grey stairs.

Tom Doherty asks for a sample to show Jim/Staff.

Chair Cheryl Powell bring sample into Planning & Development for them to verify not shiny material/

Chair Cheryl Powell entertains a motion for the Findings, moved by Matt Clark to find this application to be compatible with the preservation and protection of the District, seconded by Tom Doherty,

Roll Call Vote:

Peri Wentworth - aye

Jack Kay - aye

Tom Doherty – aye

Kevin Matthews – abstain

Matt Clark – aye

Conrad Watson - aye

Laura Cronin – abstain

Cheryl Powell- aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness with conditions set forth; stairs be light grey and that sample will confirm as non sheen, shrubbery to be added, moved by Cornelius Cawley, seconded by Peri Wentworth,

Roll call Vote

Conrad Watson - aye

Kevin Matthews - abstain

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of July 17, 2024 Draft Minutes

Chair Cheryl Powell entertains a motion to approve, moved by Laura Cronin, seconded by Tom Doherty,
Roll Call Vote:

Cornelius Cawley - aye
Laura Cronin - aye
Conrad Watson - aye
Kevin Matthews - abstain
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for August 21, and September 4, 2024

Peri Wentworth will not be attending next meeting of August 21, 2024.

Adjournment

Chair Cheryl Powell ent a motion to adj, moved by Kevin Matthews, seconded by Corneilis Cawley,

Roll Call Vote:

Cornelius Cawley - aye
Laura Cronin - aye
Conrad Watson - aye
Kevin Matthews - aye
Matt Clark – aye
Jeniffer Hinckley Needham - aye
Tom Doherty - aye
Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye

The meeting ended at 7:00 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>