



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

MINUTES
October 4, 2023
6:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Tom Doherty, Kevin Matthews, Laura Cronin, Jennifer Hinckley Needham, Matt Clark and Cornelius Cawley

Members Absent: None

Staff Present: James Kupfer, Senior Planner, and Karen Herrand, 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, October 4, 2023.**

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
Cornelius Cawley
Jennifer Hinckley Needham
Matt Clark
Laura Cronin
Tom Doherty
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

New Business

Benjamin Surro d/b/a Tap City Grille - 586 Main Street, Hyannis – Map 308 Parcel 068
Renovations

Benjamin Surro in attendance. Partner at Tap City Grille. He explains the project. Additional lighting on the sconces. Swatches are passed around. He shows the rendering. Windows and doors being changed as well. Size windows changing, old windows in

here now. Above lighting is going to be the same. Additional lighting with sconces. New color scheme. Did change color in 2016. Want to lighten up more, kind of dark now.

Tom Doherty asks, doors -black, metal? Likes the panes, lighting, color, great job.

Ben Surro, doors - will remain the same, but will be black now.

Laura Cronin, sign?

Ben Surro, stays the same, painted black.

Chair Cheryl Powell opens up public comment. None.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application to be compatible with the preservation and protection of the District, seconded by Kevin Matthews,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Kevin Matthews - aye

Laura Cronin - aye

Cheryl Powell - aye

Cornelius Cawley - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jennifer Hinckley Needham to issue for 586 Main Street, as described in the submitted materials, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye

Laura Cronin - aye

Kevin Matthews - aye

Matt Clark - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Thomie Stanley d/b/a Hyannis Inn – 473 Main Street, Hyannis – Map 308 Parcel 084

Sign

Jim Kupfer explains the sign proposed. Applicant not in attendance. Same footprint and color scheme, just changing the wording, new ownership.

Chair Cheryl Powell opens public comment. None.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application to be compatible with the preservation and protection of the District, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Matt Clark - aye

Kevin Matthews - aye

Laura Cronin - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for 473 Main Street as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Jack Kay – aye
Laura Cronin - aye
Cornelius Cawley - aye
Kevin Matthews - aye
Tom Doherty - aye
Jennifer Hinckley Needham - aye
Matt Clark - aye
Cheryl Powell - aye

Continued Business

Harborview Hotel Investors, LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035
Roof, Windows, Siding *continued from September 20, 2023*

Extension to continue has been received. Chair Cheryl Powell reads the Extension Request into record.

Chair Cheryl Powell entertains a motion to continue to November 1, 2023, moved by Jack Kay, seconded by Cornelius Cawley,

Roll Call Vote:

Laura Cronin - aye
Kevin Matthews – aye
Cornelius Cawley - aye
Matt Clark - aye
Jennifer Hinckley Needham - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150
New Building *continued from September 6, 2023*

Attorney Eliza Cox in attendance.

Cindy Lee, Architect for Embarc in attendance. She goes through the new material. Three items. Step entries back, 7 ft. clear from the property line. Shows the floor plan. Elevation reflecting 7 ft. setback. Reference to the plans, Exhibit A. Two projecting bays and 3 recessed bays. Corner retail space. Moldings. Brick base on the façade, continues to recessed entries. Brick in front when you approach the building. White painted trim. Pilaster. Simple base and top pilaster. Crown molding. Recessed panels. Roof awning. Top of the bldg.. 3.5, 4th floor, end with flat trim and then larger crown molding/near gutters. Third item: doors – proposing wood door with wood frame and wood molding in brick openings, clear wood grain finish and matching wood transom.

Jack Kay thinks very good, exceptional.
Chair Cheryl Powell thanks them.

Tom Doherty confirms molding areas. Clarification of.

Laura Cronin, last proposal has lighter color, clarification if keeping the same.

Cindy Lee, meant to be light, front elevation. Material board shown. First floor is white brick, trim is white. She goes over the materials and where they will be. Shingles and clapboard. Roof asphalt shingles.

Laura, clarifies shades of the clapboard and siding. Pedestrian access.

Kevin Matthews, loves the white face brick, loves clear finish. A lot of intricate details on this. Great job.

Jennifer Hinckley Needham asks if there is lighting on either side of the doors.?

Laura Cronin recessed lighting possibly on the building?

Cindy Lee shows where would be placed on the building.

Chair Cheryl Powell - lighting is a minor issue.

Tom Doherty clarifies lights just the first floor?

Jack Kay, first metal roof seen in a while. Will the roof have snow catchers over the door entrance?

Jim Kupfer, no issue that he is aware of, some single homes have them.

Cindy Lee, this is a rather small area, but can place one here.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Laura Cronin to find this application to be compatible with the preservation and protection of the District – 201 Main Street, seconded by Jack Kay, and as discussed with lighting and snow catchers,

Roll Call Vote:

Laura Cronin - aye

Matt Clark – aye

Kevin Matthews - aye

Tom Doherty - aye

Jack Kay – aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Laura Cronin to issue for 201 Main Street as described in the submitted materials and with amendments as discussed for lighting and snow catchers, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye

Kevin Matthews - aye

Matt Clark – aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of September 20, 2023 draft minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of September 20, 2023, moved by Tom Doherty, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye

Matt Clark - aye
Kevin Matthews - aye
Jennifer Hinckley Needham - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for October 18, and November 1, 2023

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye
Laura Cronin – aye
Kevin Matthews - aye
Matt Clark - aye
Jennifer Hinckley Needham - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

The meeting ended at 7:08 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 – Plans - GCP Main LLC - 201 Main Street, Hyannis – Map 327 Parcel 150