



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

**MINUTES**  
**May 1, 2024**  
**6:30 p.m.**

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

**Members Absent:** Jeniffer Hinckley Needham

**Staff Present:** James Kupfer, Assistant Director, 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, May 1, 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**

Cornelius Cawley  
Matt Clark  
Laura Cronin  
Tom Doherty  
Jack Kay  
Kevin Matthews  
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**

**New Business**

**SAW Realty Trust d/b/a Wood Real Estate - 278 Main Street, Hyannis – Map 327 Parcel 099**

Sign

James Andrea in attendance. 30 x 30 sign, company colors mounted to side of building. Extend out. Not illuminated. Front of the Building.

Laura Cronin, confirms that it will not be illuminated. Bracket on front of the building?  
James Andrea confirms, no illumination. Yes, steel bracket.

Laura Cronin, restrictions for height.?

Jim Kupfer, yes, per zoning, it would have to meet what the Bldg. Dept has for zoning. The Bldg. Dept..will confirm that.

Tom Doherty, confirms no plans for front of building?

Laura Cronin, goes to Center Street?

James Andrea, no just one sign maybe in future.

Jim Kupfer, bracket in site plan review, confirms black steel, 36 inch.

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

**Chair Cheryl Powell closes public comment.**

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

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application as described in the materials as submitted for 278 Main Street, seconded by Laura Cronin,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Indri Ekasari d/b/a Mariner Café - 282 Main Street, Hyannis – Map 327 Parcel 098**  
Sign

Indri Ekasari in attendance. She explains that the logo is different now. This is for a decal to be placed on windows, 36 x 36, right and left windows.

Discussion regarding the EST 1639 date.

Can be used, and can use with merchandise.

Matt Clark – asking about the date on the logo.

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

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

**Roll Call Vote:**

**Cornelius Cawley – aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews, to issue for the application as described in the submitted materials for 282 Main Street, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Kevin Matthews – aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**235 Ocean Partners, d/b/a The Break - 235 Ocean Street, Hyannis – Map 326 Parcel 034**

**Signage and Door**

Adam Hostetter in attendance. Putting in a new restaurant here. Sign and reconfigure the front with two new doors. Also Would like to finish the fence, would like to close this off.

Chair Cheryl Powell confirms the colors.

Adam Hostetter, darker blue/aqua color with white lettering for the sign.

Kevin Matthews, door will be entrance for each end?

Adam Hostetter, take out area – expanding on retail use, but needs to be clarified. Rest on right hand side, the Break.

Kevin confirms where signs will be placed and doors.

Adam Hostetter, looking to add a window and have a door in the middle. Colors of the door will be a light stained wood.

Chair Cheryl Powell clarifies colors.

Tom Doherty, will fence go up to the curb?

Adam Hostetter, from corner of the building to the other corner of the fence.

Laura Cronin – how will signs be attached to building? .

Adam Hostetter, currently metal bracket, realtor sign on now, it will be like that, with two new matching steel simple brackets.

Kevin Matthews confirms signs will be lit from above?

Adam Hostetter, yes, lights goose neck on each side.

Chair Cheryl Powell asks, if it is an extension of Fancy's in Osterville?

Adam Hostetter, yes.

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

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application to be compatible with the preservation and protection of the District – for 235 Ocean Street, seconded by Tom Doherty,  
Roll Call Vote:

Jack Kay - aye  
Tom Doherty - 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 235 Ocean Street as described in the submitted materials, seconded by Cornelius Cawley,  
Roll Call Vote:

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

Continued Business

**Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**

Demolition – *continued from February 21<sup>st</sup> March 20<sup>th</sup>, and April 17, 2024*

**Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**

Renovations and New Structure - *continued from February 21<sup>st</sup> March 20<sup>th</sup> and April 17, 2024*

Jim Kupfer, clarifies that it is one mullin (one person) that can mullin in for a missed meeting – did confirm everyone eligible to participate in the discussion.

**Eligible:** Cheryl Powell, Jack Kay, Kevin Matthews, Matt Clark;

**Not Eligible:** Cornelius Cawley, Laura Cronin and Tom Doherty

Attorney David Lawler in attendance. Apologizes to Commission for not being in attendance at last meeting. He discussed with client, but should have come to the last meeting to explain to Commission.

Deven Marini of DJ Architects in attendance.

Attorney Lawler – refers to the most recent plans – Exhibit A. Took recommendations into consideration with this. Height, have come up with a way to change the layout lower to 7ft. .2 inches. When new zoning implemented, any 4<sup>th</sup> floor be set back 8 ft. 4<sup>th</sup> floor less imposing.

Deven Marini reviews the changes made. Partial basement before, we have now lost 3 units on first floor and replaced with mechanicals and taken off of the roof and that's how brought roof height down. Also, moved 2 units remaining on first floor as far away from trash as can. Second and third floors same amount of units, brought set back to 7 ft. standard guidelines, is in line. 4<sup>th</sup> floor set back 8 ft. – deck is now broken up by roofs and in front of each unit that it belongs to. Front colors brick comes up to 2<sup>nd</sup> and 3<sup>rd</sup> floor. Juliet balconies, walkway that connects from main street to the back. Store front broken up to true divided light. Roof broken up by dormers instead of gables. Rear broken up some materials, mechanicals will be recessed. Brought down front bays. Added plantings – landscape plan done – underneath covered terrace brick patterns all around. Proposed trees in parking areas. Sidewalk trees - cannot do because of the buried utilities. Impossible due to this.

Tom Doherty confirms that Bldg. E is separate.

Attorney Lawler yes, this was approved and this is not part of this project, changes approved last fall.

Deven Marini – put some on High School Rd. - trees. added larger flowering bushes.

Tom Doherty, to bad trees have to come down here, the trees here now are very old.

Chair Cheryl Powell suggests potted trees.

Deven Marini, refers to the materials board, Exhibit B – samples of proposed materials.

Chair Cheryl Powell lighting?

Deven Marini, proposing gooseneck, put over every door and window on ground level.

Dennis Swart passes around the samples of the siding and brick. Brick is historic brick, full brick.

Tom Doherty thinks building is too massive. Doesn't think need this on Main Street. Why can't we do height variations. Mashpee housing pictures shown. Exhibit C.

Attorney Lawler, states that they have addressed comments/concerns regarding last meetings with this Commission. Dire need for housing, and Main Street is struggling. Economics enter into this as well. Need housing. Concept for new zoning was in part how do we bring to Main Street. Economics work when you can have higher height. Challenges with housing and the homeless. Has to be a certain amount of density. Mixed use has been around forever, didn't work with two stories. Expenses. Economy scale. Fountain was too difficult to put in. Removed 3 units in order to lower the height.

Kevin Matthews, Chapter 112 - he reads into 112. 24 into record. This doesn't state in order to put in more housing. We look at the character and the look and buildings around, and say does that fit in.

Kevin Matthews: reads his comments into record - email comments dated March 26, 2024. Exhibit D. This is a massive structure.

Attorney Lawler, other large building close, Puritan Bldg. is approximately the same height.

Tom Doherty, housing can go into other places, not just Hyannis. This is a generic building, should make it look more like housing.

Attorney Lawler, Puritan Bldg. is more imposing from the street, more imposing than this proposed building.

Deven Mariani, our building is set back more.

Attorney Lawler from the street is less imposing. Upper floor set back was for this purpose so as not to be imposing from the street.

Tom Doherty, the design does not fit into Hyannis, it's more than just height.

Attorney Lawler reviews the requests that were asked, lighting, walkway. Parking – every single unit will have its own individual parking space, off premise would only be for the hotel and would need to be approved by zoning.

Jim Kupfer confirms would need more site plan review and to the Planning Board for relief for off site parking.

Kevin Matthews, appreciates the changes that have been made, his issue is more towards the guidelines about the structure and does this fit.

Chair Cheryl Powell confirms going on set back of 8, but new zoning would be 7?

Discussion regarding zoning ordinance.  
Design Guidelines discuss various regulations.

Matt Clark, directs to Staff. Can we look at how other projects are going, proceeding and status of? Movement, possible to see this? Concerns that will all look same size.

Jim Kupfer Sea Captains Row fully occupied and waitlisted. 201 Main Street/Cascade project, preserving development rights. 307 Main St. looking at tax credits at state and local level.

Attorney Lawler, Sea Captains row, long waiting list. Hyannis filled up, 54 spots and have waitlists as well, completely occupied.

Jack Kay, has been studying this for awhile, if proposed on South Street would have been easier than Main street. Most buildings on Main Street have 2 stories. The mass of this building on Main Street – doesn't think it belongs on Main Street, thinks will overwhelm other buildings. This is cold, no overhangs, this does not look like antique Main Street. Structure doesn't fit. Huge building for Main Street.

Attorney Lawler replies, things that can be done to make it fit here? Asks for suggestions. Have to have parking in back.

Jack Kay, prefer 2 stories and set back as far as you can. No other building like that on Main Street. Back off of Main Street would be better. Would like to see shutters, something to keep the lines from being horizontal and so vertical. Can put third floor on all buildings?

Attorney Lawler, there has been change in Hyannis – have to change to meet economics. Projects need to get through or things will deteriorate. Economic viability issues. The intent of walkability. Revitalization needed.

Laura Cronin – provided comments. Demolition, surprised not more concern about that. A lot of unique aspects of that hotel/bar. If we lose hotels we will lose tourist feel. Multi use housing. Massive structures now. This Commission has approved some of these projects. 76 units for 2 acres. 38 units per acre. Adding another 45 units, so density even more. Why Hyannis has to lose its characteristics. This is too big for this particular lot. Hyannis Main Street has its own challenges. Reads her letter dated April 15, 2024, into record, E.

Cornelius Cawley, values Jack's comments. There are people not here tonight, takes it seriously that if not careful we will find ourselves leaving Main Street. Mindful of both. Need to recognize that Main Street is not just a tourist destination.

Matt Clark: reads Tom Doherty's letter/comments dated March 18, 2024, into record, **Exhibit F**.

Jack Kay – reads his email letter dated March 25, 2024, into record, **Exhibit G**.

Chair Cheryl Powell reads into record email letter from Chris Kuhn dated April 3, 2024 into record, **Exhibit H**.

Chair Cheryl Powell reads into record email letter from Chris Khun, dated May 1, 2024, into record, **Exhibit I**.

Laura Cronin – Sea Captain's Row project is still not completed and the Patriot Bldg. was supposed to be restored.

**Chair Cheryl Powell opens up public comment.**

Paulo Paraguay, owns candy corner, Parker Hallett Bldg. Do need housing in downtown, this is crucial. Employees having hard time. He used to live in upstairs of the candy corner bldg. Moved back to Cape from North End of Boston, one bedroom would have been good for us. Young professionals. Main Street is just not restaurants, This hotel does close down after Columbus Day. The design, thinks good job, and has made updates and setbacks. Trees – shovels his own sidewalk and the tree is a problem to clean between Fresh Ketch and the tree, not enough space to plant and have pedestrians cross safely. Upgraded the gables so not completely flat. Did look at different properties. Downtown Hyannis has a lot of historic character. Mashpee Commons does have the tunnel effect/look and similar to Puritan Bldg. A lot of members from public not here and have a stake on Main Street. Palio's Pizza is his business as well. We need housing. Young professionals could be potential tenants. I could close but choose not to so as to support my local community and this could be additional revenue, as a business owner. Trade Winn Apartments, nice, take a look at these, Craigville Beach Rd. Excited about having housing on Main Street.

Chair Cheryl Powell, concerns with height. Appreciates work and changes done. Lights, parking lot and set backs. Likes brick. Possible meeting to review all.

Jim Kupfer, suggests could do a workshop.

Kevin Matthews, recommends make a decision and have the applicant come back with new application.

Jim Kupfer, either continue or render a decision tonight? The applicant can come back at a later date.

**Chair Cheryl Powell entertains a motion to continue and also do a workshop, Jack Kay moves to continue and have a workshop,**

**Roll Call Vote:**

**Jack Kay - aye**

**Cornelius Cawley – aye**

**Tom Doherty – nay**

**Laura Cronin - nay**

**Kevin Matthews - nay**

**Matt Clark - nay**

**Cheryl Powell – abstains**

**The vote does not pass.**

Chair Cheryl Powell calls for a 5 minute recess. Chair Cheryl Powell calls meeting back to order

Attorney David Lawler – has spoken with his client and they will withdraw the application and then come back with another application at a later date.

**Chair Cheryl Powell makes a motion for withdrawal of the Certificate of Appropriateness, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Application is withdrawn**

**Chair Cheryl makes a motion for withdrawal the Demolition Application, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Matt Clark – aye**

**Tom Doherty - aye**

**Kevin Matthews - aye**

**Jack Kay - aye**

**Cheryl Powell – aye**

**Application is withdrawn**

### **Matters not Reasonably Anticipated by the Chair**

Jim Kupfer – Design Guidelines. - Continuing working group with Chair and Planning Board, can put out some dates for this. Work from previous draft and some suggestions from this Commission. Then for a public meeting. Have a posted hearing to go through the process again. Will put out an invite with some times.

Jim Kupfer, two dates June 19<sup>th</sup> will not meet, this is a holiday. June will just have one meeting.

July 3<sup>rd</sup>, maybe people not around per July 4<sup>th</sup> holiday. The commission is ok with holding the July 3<sup>rd</sup>, 2024, meeting.

Approval of April 17, 2024, Draft Minutes

**Chair Cheryl Powell entertains a motion to approve draft minutes of April 17 2024, moved by Kevin Matthews,**

**Roll Call Vote:**

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

Next HHDC meetings scheduled for May 15<sup>th</sup> and June 5<sup>th</sup>, 2024

**Adjournment**

**Chair Cheryl Powell makes a motion to adjourn, seconded by Laura Cronin,**

**Roll Call Vote:**

- Jack Kay - aye**
- Tom Doherty - aye**
- Matt Clark - aye**
- Kevin Matthews - aye**
- Laura Cronin - aye**
- Cornelius Cawley - aye**
- Cheryl Powell - aye**

The meeting ended at 8:52 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>

**List of Exhibit Documents**

- Exhibit A** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – revised plans
- Exhibit B** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – materials board
- Exhibit C** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Mashpee Commons picture
- Exhibit D** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Kevin Matthews comments/email
- Exhibit E** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Laura Cronin’s comments/email
- Exhibit F** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Tom Doherty’s comments
- Exhibit G** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Jack Kay’s comment/email
- Exhibit H** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Chris Kuhn email
- Exhibit I** – Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084 – Chris Kuhn email