



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

**MINUTES**  
**September 20, 2023**  
**6:30 p.m.**

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

**Members Absent:** Cornelius Cawley

**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, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, September 20, 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  
Jennifer Hinckley- Needham  
Matt Clark  
Laura Cronin  
Tom Doherty  
Jack Kay  
Cheryl Powell  
Cornelius Cawley – absent

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

Town Council Liaison Betty Ludtke in attendance and Town Councilor Jeff Mendes in attendance.

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

Chair Cheryl Powell reads the 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 distinctive 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 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.*

**Correspondence**

**Updates**

- Trainings
- Awards
- Correspondence

**New Business**

**Harborview Hotel Investors, LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035**  
Roof, Windows, Siding

Chair Cheryl Powell reads email dated September 20<sup>th</sup>, 2023, from Applicant into record - Request to continue to the next meeting Oct. 4, 2023.

**Chair Cheryl Powell entertains a motion to continue to Oct. 4, 2023, next meeting, moved by Jack Kay, seconded by Laura Cronin,**

**Roll Call Vote:**

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

**The Auld Triangle – 412 Main Street, Hyannis – Map 309 Parcel 221**  
Sign

Desmond Keogh In attendance. Explains changing the sign – new business.

Kevin Matthews asks what color for the lettering.

Desmond Keogh replies, gold, more blending in.

Laura Cronin – existing sign removed – maybe replace in this manner? How will this look from a historical stand point?.

Desmond Keogh replies, would not fit in with Irish culture if we went with that, trying to do more of a Keltic design. Thinks would look better. The previous raised sign was too big. – open flag. Sign will be above the door.

**Chair Cheryl opens up for public comment. None.**

Chair Cheryl Powell 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 Jack Kay,**

**Roll Call Vote:**

**Laura Cronin - aye**  
**Matt Clark - aye**  
**Laura Cronin - aye**  
**Tom Doherty - aye**  
**Kevin Matthews - 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 at 412 Main Street as described in the submitted materials, moved by Jack Kay,**

**Roll Call Vote**

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

**Michael Davis d/b/a Bagels & Beyond 2 – 394 Main Street, Hyannis – Map 327 Parcel 262**  
Sign

Mike Davis in attendance. Owner of Bagels and Beyond 2 in attendance. Explains business here. 3 x 3 PVC sign, blue background and white lettering.

Laura Cronin asks about open/close sign.

Mike Davis, on door not illuminated, open and closed sign.

Kevin Matthews suggests maybe a white border to match the lettering may be good.

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

Mike Davis, the front façade is being redone. Will match what Puritan has eventually.

Asia Graves in attendance. Has spoken before about building housing. A lot of renters could not make the meeting before, but would like public comment voiced.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Cheryl Powell to find application compatible with the preservation and protection of the district with regards to Bagels and Beyond at 394 Main Street, in regards to the sign, seconded by Laura Cronin,**

**Roll Call Vote**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for 394 Main Street as described in the submitted materials, seconded by Kevin Matthews,**

**Roll Call Vote:**

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

**Continued Business**

**WinnDevelopment Company, LP for 307 Main Street Nominee Trust, Conrad Watson, Trustee**

**307 Main Street, Hyannis – Map 327 Parcel 103 – continued from August 30, 2023**  
Demolition

**WinnDevelopment Company, LP for 307 Main Street Nominee Trust, Conrad Watson, Trustee**  
**307 Main Street, Hyannis – Map 327 Parcel 103 – continued from August 30, 2023**  
New Building

Attorney Rob Brennan in attendance, for WinnDevelopment. Have heard comments and pleased to be coming back with a design that thinks is responsive to many of the comments. Project under the new zoning with projects like this in mind. Main Street and Old Colony Road.

Adam Stein in attendance, WinnDevelopment. Have some design changes. Types of people that will be living here. Three different levels. Economic component. Size and scale is important. Zoning has been followed.

Genaveve Frank, Icon organization, in attendance. Presentation - Context Photos. Form Based Code & Design Guidelines. Feedback. Horizontal, more traditional Barnstable brick, roof line. Lighting. Massing, goes with design guidelines. Setbacks, enhancing corner elements. Traditional elements. More greenery at corner area. Updated site plan shown. How meeting design guidelines. Base façade. Dormers along roof. Makes feel like 3.5 story rather than 4. Unit count. Revised 4<sup>th</sup> floor. Limited dormers. Roof plan. Can only see from courtyard. Height comparison. Shadow study. Updated perspective from corner of Old Colony, Corner gateway element. Anchor point, turning façade to face intersection. Bay element – nautical Cape Cod feel. Clock. Flagpole and signage. Entry view. Base façade, this is Main street view. Residents entering from here. Porches will protrude out. Residential entryway is 7 ft. back total. View from courtyard space. No bays in the courtyard. Material board shown. Majority is horizontal siding materials. Composite shingles. Triple glazed windows. Red brick at the corner gateway element.

Regan Andreola, Landscape Architect with Beals & Thomas in attendance. Landscape Site Plan. Pollinator pathway, heard some interest in this. Cape Cod recommended plant list. Enhanced area along the face of the building. Street trees and shrubs and perennials. Opened up corner to have a larger lawn area. Extra 10 ft. now. Long area, nice width on the sidewalk. Site lighting. Proposed sconces and can utilize Main Street lighting, string lights from the trees. Sidewalk/benches. Bike rack at entry to building. Also interior bike storage room. Flag pole at the corner. Street trees. Reconstructing the entire length of the Main Street sidewalk of the building. Can do larger trees. Stagger with utility poles. Inlays in the sidewalk. Landscape Planting. Shows the different types of plants proposed for this.

Matt Clark asks about certain number of units.

Adam Stein, spending as much as any other entity/luxury. The difference is we will have affordable. Have to have size and scale to make this project work. This is right size in terms of financing and the tools from the State for this market of housing. To make economically feasible for this community.

Laura Cronin asks about management team and how lottery works for these units here?

Adam Stein – Develop and hold and manage long term. Winn does all of this for the communities. Think about long term and the benefits. Management company that will have full staff – property manager and maintenance. There are on call services. Professionally managed community. Income tiers. This could lease up in 3 months because of the demand. Lottery in process for the lucky few that qualify. Would line up with state housing objectives.

Laura Cronin – is this lottery restricted to outside local people or? Who comes first or have to go through State?

Jim Kupfer interjects, the Town works with applicant and can file for preference but illustrate the need. State allows for certain demographic/need. Barnstable is looking for people that come from over the bridge as well who work here and need housing. Local need process. Stay focused on exterior architect features that are presented before you.

Kevin Mathews, income levels do not come to us at this Commission. We are to look at aesthetics. The revised plan is good because the comparisons have been addressed. Looks a lot better. Clock could be a landmark. Signs – what is the proposal for this?

Adam Stein – will be coming back for the signage.

Tom Doherty appreciates the work, but this is too big for the property. Likes the changes with the brick at the corner. Bland on other side. Along Main Street can make it look more like townhouses. Court yard is still very plain. Needs more attention along with more open space.

Genevieve Frank, did start looking at some Juliet balconies. We can look at opportunities.

Tom Doherty, Harbor Hotel is beautiful all around. Thinks need more townhouse feel along the Main Street. Likes the roof top decks, possibly more.

Laura Cronin, new design, didn't envision this. Main Street, no connection with the public. Form based zoning. Apartments above stores. Changes are good. Why cannot do first floor access? This is apartment building not hotel. We have to maintain the character of historic nature.

Attorney Rob Brennan – zoning, decision was made for Main Street zoning where first floor retail was required . This is outside of this. Great benefit of this project is going to be putting people on Main Street and will every single day. Discussed at Greater Hyannis Civic Association (GHCA) – the walkability. This is a compliment and benefit to Main street. These will be consumers for the area as well.

Tom Doherty, let's have more access from Main Street to the building.

Matt Clark, thinks that more brick would help with integration here. Unifying feature.

Jack Kay, thanks the developer for the improvement for this. Signage, consider way finding, Hyannis is lacking in this. Wayfinding is where you have signage that directs to specific areas. People are searching around for.

Jennifer Hinckley Needham, sconces on either side, they seem very modern, any way to put something more nautical and not so modern? Windows are white are they going to be black? Windows in general look stark. Like the black ones better.

Genevieve Frank, the white is what is proposed to be used. Can use the original ones proposed.

Chair Cheryl Powell, thinks done great job addressing comments. Agrees with the red brick, possibly more and make not as costly maybe?

Ramie Schneider – brick at the front entry, think may be a nice add that can see as walking down Main Street.

Tom Doherty, this side needs help – Main Street.

Kevin Matthews, like the break up of colors – have really changed from the original.

Chair Cheryl Powell suggests possibly something historical looking on this side. Clock is good. Windows are good. Likes onion lamp suggestion. Come back for the signs. Corner below the clock maybe a fountain? Juliet balconies?

Ramie Schneider, added to back courtyard.

Jennifer Hinckley Needham, will pets be allowed?

Ramie Schneider, yes dogs are allowed, some breed restrictions. Courtyard area will have pet supplies.

Correspondence read into record :

Chair Cheryl Powell - Letter from Elizabeth Wurfain, BID, dated Sept. 19, 2023.

Matt Clark - Letter from Diane Jensen dated Sept. 19, 2023.

Jack Kay – Letter from Mary Ann Agresti – dated Sept. 20, 2023

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

Michael Mecenat in attendance. Planning Board member also. This is much needed in Hyannis. Beautiful project, been in Hyannis almost 30 years, extremely in favor. Questions about water supply and sewerage have been addressed. Thanks the Winn Co. appreciates the design and change that has been made so far. Over a hundred families will have a place to live.

Asia Graves, speaks in support. Lives in a Winn Gate property currently. We need the housing desperately. Homeless people on the Village Green. She has been homeless herself. We have a lack of housing for people between, 40 and 80 thousand a year. Facebook Groups dedicated to looking for housing.. this company does a great job, we have trees, benches, walking paths, they stay and maintain properties. The millennials want to be able to live in apartments and cannot afford to buy a home here. Don't back off because people don't like the design. Have to make sure housing for the local workforce. We need this desperately. Totally in support of affordable housing. We are your workforce. So many complaints because cannot get workers because people cannot afford to live here. Build this so workforce can live here.

Catherine Ledec in attendance. This is a good location for mixed use, easy access to public transportation. This is 300% better than what Yarmouth and the housing authority is proposing. Forest Rd. that will impact the well water in Yarmouth. Façade and roof line could be a bit more interesting, dormers are good. More real balconies. Deserve better than living in a square box. Exterior façade, place for art? Artwork on the building features. Can we do more to convey the sense of living on Cape Cod? Should be fully screened windows, downward lighting should be used, onion lights are too much light pollution. Likes pollinator pathway. Condition to prevent herbicides and pesticides. Bio retention facility. Remove the turf grass and replace with native species. Streetscape, 4 to 5 ft of landscape buffer. Large trees will not survive. Where is loading dock for trash pick up? Legally binding development conditions. Need to show for year round residents only. Not re rented or sublet to others.

Roberta Mauch in attendance. Would like more historic design. Corner looks good. The Main St. facing side needs more work. Windows, no arch windows, nothing exciting here. Parking concerns. What is maximum capacity?

Jim Kupfer interjects, parking is not relevant to this Commission. Site Plan review will address this issue.

Felicia Penn in attendance. This is a good response to first round of comments. Form based code. We were presented with different looking types of housing, which showed community and neighborhood. Mixed use with promise that a 4<sup>th</sup> story would be set back at least 8 ft. No porches, no neighborhood feel. This is stark. Walkability only works if you have the services. We don't have that here anymore. No grocery stores, no drugstores anymore. The amenities are not here anymore. Eliminate all flat roofs, wing in the back looks like a factory. Like more brick at the entrance is good, but would like all the way out. Set back 8 ft minimum for 4<sup>th</sup> story, don't see that here.

William Headley Smith, Hyannis in attendance. This is a critical time. The design looks like Brockton, doesn't look like Cape Cod. But do need the housing.

Susan Batista in attendance. Has business on South St. in Hyannis. Impressed with the changes that Winn has done. They licensed and responded. Hyannis deserves this. Huge improvement. Once people are here then you'll get the amenities. In support of the project.

Harry Baker, 190 Old Colony Rd. There is no defined pallet for Main Street. There is no plan. Need to hire someone to work with Town and residents to figure out what it should look like. View from Ocean St. No setbacks. Should have ground floor retail. Looks like a wall/apartment building. Traffic study needs to be done. Needs to be broken up more.

Jim Kupfer, zoning and design guidelines are on our webpage.

Nathan Herschler, 296 Main Street through 302? Main Street. In support of this project. This will be on an existing sewer project. Main Street Hyannis has degraded, have not invested in our community. This is a drop in the bucket to address our problem of existing here. 80% of shops shut down, this is direct to lack of housing. Have to create the generation to survive.

Kristin Terkelsen in attendance. Concerns with lighting. What will impact be with 120 families? View on Main St., two peaks and flattens out at the end. White columns are an eyesore. Brick may be more appropriate.

Comment – all rents go to the Winn company. This will be private property once made residential. Maybe put retail on bottom to maintain the flow.

Eric Schwin, Hyannis in attendance. Parking concerns. Delivery concerns. Water concerns. Reserve water concerns. Base of flag is in sidewalk.

**Chair Cheryl Powell leaves public comment open.**

Tom Doherty, not against housing, but want project done correctly. Trying to put new guidelines into effect soon. Thinks too big for the property. Don't need 120 on this corner. This project is not right yet.

Laura Cronin – would like to look at the back entrance. People coming from Harbor area, what will this look like? Even if one color would look better than what is presented now. Form based design excludes retail?

Chair Cheryl Powell a lot of pertinent things have been brought up. Some are not in our purview. Back area, flat wall. This will set precedent for the future.

Kevin Matthews does not want this to drag on – put in exactly what changes we would like to see.

Attorney Rob Brennan – the goal – suggest if Commission would do a conditional approval for those certain items looking to be revised. Identify the two or three things that want refined and allow a conditional approval for final when we come back.

Laura Cronin agrees, can't keep coming back. Narrow down to what could be workable for what needs to be done. Want to get this done right.

Chair Cheryl Powell – these are the areas need to be refined: Chair will write out and submit to Jim/Staff and then forward.

Jim confirms gone through Bldg. Commissioner review.

**Items:**

Brick, back area, flat wall, more Juliet balconies, maybe every other section? Main stretch on Main Street, bring some brick in on this. White columns, maybe a brick section here. Circular on top decks, soften this area up. Comments made by the public as well have been taken into consideration.

Attorney Brennan – Design Team will come back with a final proposal. Asks about giving approval for a demolition.

Tom Doherty, have to see the final draft for this. Wants open space, brick, set backs, has to see before can say yes. More Cape Cod essence.

Chair Cheryl Powell entertains a motion to continue to Oct 18<sup>th</sup>, seconded by Jack Kay,

**Roll Call Vote:**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Kevin Mathews - aye**

**Jack Kay - aye**

**Jennifer Hinckley Needham - aye**

**Matt Clark - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

**Other Business**

Approval of August 30, 2023, draft minutes

**Chair Cheryl Powell entertains a motion to approve draft minutes of August 30, 2023, moved by Kevin Matthews, seconded by Jack Kay,**

**Roll Call Vote:**

**Laura Cronin - abstain**

**Tom Doherty - aye**

**Kevin Matthews - aye**

**Jack Kay - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham – aye**

**Cheryl Powell - aye**

Approval of September 6, 2023, draft minutes

**Chair Cheryl Powell entertains a motion to approve draft minutes of September 6, 2023, moved by Kevin Matthews, seconded by Laura Cronin,**

**Roll Call Vote:**

**Matt Clark - aye**

**Laura Cronin - aye**

**Kevin Matthews – aye**

**Jack Kay – aye**

**Jennifer Hinckley Needham – aye**

**Tom Doherty – aye**

**Cheryl Powell – aye**

Next HHDC meetings scheduled for October 4<sup>th</sup>, and October 18, 2023

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Laura Cronin – aye**

**Jack Kay - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Cheryl Powell - aye**

The meeting ended at 9:15 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>