



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

**MINUTES**  
**November 15, 2023**  
**6:30 p.m.**

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

**Members Absent:** Jack Kay and Jennifer Hinckley Needham

**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 Selectmen's Conference Room, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, November 15, 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**  
**Matt Clark**  
**Laura Cronin**  
**Tom Doherty**  
**Cheryl Powell**

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

Town Council Liaison Betty Ludtke in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**New Business**

**Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**  
Exterior renovations and paint

Attorney David Lawler in attendance. Devin Riley – Marini, assistant project manager/Architect, DJSA Architects.

Attorney Lawler explains – existing motel corner of South St. and High School Rd. convert existing motel units into housing units (rear). Have gotten a special permit issued from Zoning Board of Appeals (ZBA) in order to convert to housing. Internal

construction mostly/convert to housing units. Little exterior work to be done. We are here for colors, siding and the railings, per code, need to raise them, but will most likely use the same rails or in kind.

Devin Riley-Marini, existing building E, minimal exterior work, doors and windows will be staying the same, no new openings. Bldg. is a stucco material, existing with plank clapboard at the top. These materials will remain, proposing to paint this. Went through the approved colors for historic. South elevation faces High School Rd. – wooden accent slats on front of the building and will keep the overall look, Benjamin Moore color – evening dove, darker blue and concord yellow. Stucco, cloud cover/off white and then black trim. Railings are currently 2.5 and need to be higher, max of 4 inches higher, to be replaced in kind. Will be bringing all up to code. Existing stucco is a tan color, will keep the same but paint with an off white/cloud cover. Everything will be painted.

Matt Clark asks, how many units?

Devin Riley Marini, 20.

Tom Doherty, what will the rents be? Year round leases?

Attorney Lawler, will be affordable component as well for two units. Not sure what rent will be. Will be year round leases. Other buildings on the property. Lot is in two different zoning districts. ZBA has approved and appeal period done. The property has been very well cared for by previous owner.

Laura Cronin, will roof be done? Any additional lighting?

Devin Riley Marini, good condition, not replacing roof – small lights now, probably replacing them but in kind.

Kevin Matthews, horizontal clapboard as opposed to vertical?

Devin Riley Marini, they have an interior designer, but they are flexible. Can do horizontal.

Attorney Lawler, the visual effect breaks up the massing.

Laura Cronin, horizontal on the side, on one end may look better to have it going all the way around. All sides would have consistency. Wherever you have the vertical make horizontal? Suggestion.

Discussion per what is existing.

Attorney Lawler, if Commission would like the change they will do, but would like to keep as is currently.

Chair confirms HHDC's purview for no internal review.

Chair Cheryl Powell, lights? Can come back if changing. No problem with vertical siding.

Jim Kupfer, asks if wood cladding is going to be natural?

Devin Riley Marini, going to be IPE. Railings, currently cast iron and will remain, will be black.

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

Town Council Liaison Betty Ludtke, thinks horizontal siding will be good, nice to see some trim at doorways and stair towers.

Kevin Matthews confirms colors in regulation.

**Chair Cheryl Powell closes public comment.**

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application compatible with the preservation and protection of the District for 473 Main Street, all of the fixtures will remain/replaced in kind and colors are acceptable, ok to do vertical siding, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley – aye  
Laura Cronin - aye  
Kevin Matthews - aye  
Matt Clark - aye  
Tom Doherty – abstains  
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 and assure that all materials will be replacing and vertical cladding is acceptable and to come back with any changes - lighting, seconded by Cornelius Cawley,

Roll Call Vote:

Neil Cawley - aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Matt Clark – aye  
Tom Doherty - abstains  
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of November 1, 2023 draft minutes

Chair Cheryl Powell entertains a motion to approve the draft mins of Nov. 1, 2023, moved by Laura Cronin, seconded by Kevin Matthews,

Roll Call Vote:

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

Discussion regarding guideline joint meeting and procedure. Can give an update to Town Council.

Next HHDC meetings scheduled – Joint Meeting with the Planning Board November 27, 2023 @ 7:00 p.m.

Regular scheduled meetings - December 6 and December 20, 2023 @ 6:30 p.m.

Adjournment

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

Roll Call Vote:

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

The meeting ended at 7:06 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>

APPROVED