



Town of Barnstable Planning Board



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Board Members

Stephen Robichaud – Chair Robert Twiss – Vice Chair Tim O’Neill - Clerk Mary Barry Michael Mecenas Raymond Sexton Matthew Teague
Felicia Penn – Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director
Karen Pina – Principal Assistant - karen.pina@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes September 23, 2024

Stephen Robichaud – Chairman	Present
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Present
Michael Mecenas	Present
Raymond Sexton	Present
Matthew Teague	Present

Hyannis Main Street Waterfront Historic District Commission Members

Cheryl Powell – Chairman	Present
Tom Doherty – Vice Chairman	Present
Jack Kay – Clerk	Present
Laura Cronin	Present
Cornelius Cawley	Absent
Matt Clark	Present
Jeniffer Hinckley Needham	Absent
Kevin Matthews	Present
Peri Wentworth	Absent
Conrad Watson	Absent

Also in attendance were Planning & Development Staff; James Kupfer, Director and Karen Pina, Principal Assistant.

Notice of Recording The Chair must inquire whether anyone else is taping this meeting and to please make their presence known. 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>

Call to Order Introduction of Commission and Board Members

Joint Meeting with the Hyannis Main Street Waterfront Historic District Commission

**Planning Board Chair Stephen Robichaud calls joint meeting to order (PB)
Attendance Roll Call:**

Michael Mecnas
Matt Teague
Tim O'Neill
Mary Barry
Bob Twiss
Ray Sexton
Stephen Robichaud

Hyannis Main Street Waterfront Historic District Commission Chair Cheryl Powell calls joint meeting to order (HHDC)

HHDC Roll Call attendance

Tom Doherty
Laura Cronin
Kevin Matthews
Matt Clark
Jack Kay
Cheryl Powell

Unified Downtown Hyannis Design Guidelines and Regulations

In accordance with Section 240-24.1.3.B.2.(a) the Planning Board shall review proposed amendments to the Design and Infrastructure Plan with the Hyannis Main Street Waterfront Historic District Commission

PB Chair Stephen Robichaud entertains a motion to open the public hearing, moved by Bob Twiss, seconded by Mary Barry,

Roll Call Vote:

Michael Mecnas - aye
Matt Teague – aye
Tim O'Neill - aye
Mary Barry – aye
Ray Sexton - aye
Bob Twiss – aye
Stephen Robichaud - aye

HHDC Chair Cheryl Powell entertains a motion to open the public hearing, moved by Jack Kay, seconded by Laura Cronin,

Roll Call Vote:

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

Jim Kupfer gives a review/history of this draft. Working for past years to provide suggested amendments for unified design guidelines. Update track changes for the document. Working group comments and HHDC. Document shown, Exhibit A. Town's website under Planning Dept. Current projects is where this document is located.

Jim Kupfer reviews by page/presentation. GIZ and HHDC areas/jurisdictions/map. Review of track changes. Both parties jurisdiction and enforcement, including a section for this. This is the Bldg.

Commissioner. Administrative review and approvals for. Modification of how to use the guidelines. Model of design features – requested to remove this image.

Ray Sexton, clarifies jurisdiction and this image.

Chair Stephen Robichaud, would like this image in the document. Will work with if HHDC feels differently.

Building Design Regulations – Massing Façade – Building Form. Section 3. Pg. 20.

Chair Stephen Robichaud, don't have jurisdiction to combat the zoning.

Jim Kupfer explains – some concerns from HHDC for continued application for linear rooflines. Try to create more character of the massing. Creating different massing and different heights.

Ray Sexton clarifies height. Discussion re zoning set backs.

Matt Teague, is this reasonable to allow?

Jim Kupfer, colors, Pg. 24 and signage. Frontage zones. Solar panels, Pg. 29. Glazing, Pg. 32. Tint. Fenestration. Native plant listing. Parking lot lighting. Site amenities. Pg. 41, 42. Pg. 47 – General Site and Placemaking Guidelines. Murals.

Chair Stephen Robichaud, this probably won't apply to Planning Board (PB), from this standpoint, they will most likely not come across this.

Ray Sexton. Actionable language now. Probably not in PB's purview.

Chair Cheryl Powell, they added verbiage for.

Mary Barry, this is guidelines, not regulations. Clarifies.

Pg. 49 request to remove playful and add historic. To remove the images on page now. Imagery added since last before the PB. Examples of acceptable signage. Trade flags. No inflatable displays. Pg. 67. Review of Appendix's. These will all be updated.

Chair Cheryl Powell, Pg. 47, part a – ground floor. Approval for murals? Clarifies.

Tim O'Neill – Pg. 26, building design guidelines. Bays or oriel windows. Tim Clarifies.

Jim Kupfer, building components to be added. Language suggested to be changed.

Bob Twiss – discussion to delete something on Pg. 19 – proposal is to remove Pg. 19?

Jim Kupfer clarifies, yes, to remove the image?

Bob Twiss, would we remove Pg. 19 and then after vote have a document that has this page removed?

Chair Cheryl Powell, replace the photo.

Laura Cronin just wanted this to be more representative.

Tom Doherty, like Pg. 20, but stores in front.

Jim Kupfer clarifies discussion last Wednesday with HHDC was to remove. Motion could be as amended this evening. All is before all tonight for this.

Bob Twiss, we will have to vote – when all in agreement, can make a motion to amend by deleting the image.

Discussion re amending Pg. 19. With Pg. 19 reserved for future consideration.

Bob Twiss, abutting buildings and the heights. Main street has buildings on either side. What happens if buildings are of different heights. Massing of the heights. How does builder resolve this?

Jim Kupfer, this document is not zoning, all can be waived through hardship. HHDC can take that into consideration. Would require an action by HHDC.

Bob Twiss, Pg. 48 and 49, is this to remove the pictures? How resolve?

Jim Kupfer, proposal to remove them.

Chair Stephen Robichaud, figure 26 and Pg. 19 reserved for consideration. Also, Pg. 21 for future consideration?

Jim Kupfer, we can format to make it work.

Chair Cheryl Powell, remove photos on Pg. 25 and Pg. 26 and remove Pg. 19. Pg. 21 motion to add additional photo.

Jim Kupfer, amend the design guidelines as proposed an amended this evening.

Jack Kay, a lot of Main Street has first floor commercial.

Chair Stephen Robichaud asks for any public comment

Roberta Mauch in attendance. 94 Stevens Street LLC, demolition of a church. Concerned with this demolition. Holly trees will be taken down. Endangered species of trees. Zoning needs to be reviewed to protect the character. Concerns with harbor and fisherman history, would like to see more memorials done.

Anasteci Pacella in attendance. Thanks all for work with the Design Guidelines. Walkability and sustainability. Public art. Architecture. Main street is intergenerational. Public spaces and public art. Concerns with vague language – character and historical character, but with no real meaning, Pg. 47, heading 7, b and d. Would like to add language to this. Examples could include industrial and other nationalities.

Carolyn Ferrell, South Street. Concerned with maintaining historic clarity of the town. Greeting Hyannis program. New tree program. Mid Cape Cultural Council. Strive to give grants to people for arts and humanities. Public art. Thinks Town should have an oversight. Loves the public art we have now. Examples of. Urge Committee to represent a wide cross section, many historic civic.

Lawrence Brown, Cape Cod Academy. Trustee for Hyannis Public Library. Supports the art wall at the library. The presence of art on walls is fundamental. Columnist for Cape Cod Times. Modern library is a living entity engaging the community. Want young people to have a place in community where art is expressed publicly.

Mary George in attendance of the Cordial Eye. Diverse considerations of public art. Work with artists that experience many emotions. Economic standpoint, a lot of struggles with putting public art projects in this community. Would like to create guidelines that will contribute to creativity for projects.

Antonia Stephens, Director of Hyannis Public library. Community Art Wall, very successful. Some of the language in this section may have an affect on what trying to do. Public art is spontaneous nature and can be beneficial.

Craig Florence in attendance. Support for public art. He is an artist. Language in the document. Exclusionary and pushes out community members with diverse creativity. Should be true character of people that live and work here. Housing in the area. Should be thinking about prioritizing with our issues.

Desiree Filkins in attendance, artist and trained muralist. Influential impact art has. Art in public spaces. Public art has meaningful impacts. Cultural and economic value. Creates inviting spaces. Can discourage tagging, recommends: guidelines should act as a guide. Should have a color palette that can be used by artists. Restricting would diminish the trueness of public art. Interactive. Find a balance in the guidelines.

Mary Ann Agresti in attendance, architect and artist. 16 years in Hyannis, helped renovate many places on Main Street. Also served on HHDC Appeals Committee. Was disappointed to see that guidelines are still limiting public space. This is a limited language. The 7 kiosks that were designed, inclusive and to the history of the character of Main Street. Guidelines should have different ethnicities. Change the language. Length of Main Street. The art becomes the accent.

Ella Sampou, Maple St., West Barnstable. Pg. 47, under header 7, line item e. Would like the line to include Cape Cod diverse and maritime character. Already have image of maritime and nautical. Downtown Hyannis needs broader imagery. 400 generations. Ethnicities. Diverse history. Need to depict cultural society.

Ray Sexton states he didn't look as closely to this section. People should be able to exercise first amendment rights. Some of the language in the guidelines can be tweaked. A lot of people concerned about the limiting language in this. Maybe take another look at section b. Some of the language is limiting.

Chair Stephen Robichaud, doesn't like anything on Pg. 47. Number e, support local artists. These are guidelines, not binding or regulating.

Michael Mecenias, he agrees with Chair Stephen Robichaud. Likes to hear from the public. He thinks should have a period after the word artists.

Chair Stephen Robichaud, confirms that HHDC is the entity to review. Might make sense to have an artistic entity to be the one to review.

Chair Cheryl Powell, yes, suggests cultural counsel.

Jim Kupfer, there are arts commission that can review.

Tom Doherty, likes the way it is written. Doesn't mean turn down a piece of art. Need guidelines, no political. First amendment rights. Public art, all different types, people may not like all.

Laura Cronin, likes the way it is written. We are not limiting, will take each on its merit. We are historic commission. Public art is subjective. Historic district. Trying to preserve Hyannis. This is our purview. PB does not approve art.

Matt Clark, thanks all for their work that Commissioners have done. PB is making comments that don't count.

PB Chair Stephen Robichaud replies – PB does have a say, i.e., GIZ and regulatory agreement applications.

Kevin Matthews, art wall at library. Approved this at HHDC. Historic cultural and natural character. Let's find ways to find our history and honor it. Do need guidelines or rules. Not anti art. Like to see the maritime art and history of the area. Trying to administer good guidelines.

Jack Kay, didn't want to make a guideline that would upset anyone. Arts are very important. It's challenging.

Chair Cheryl Powell, does support the arts. Want to encourage. Art that can live within the community. Maybe amend/tweak with some language.

PB Chair Stephen Robichaud, need 4 votes to move this document forward from PB.

Ray Sexton and Stephen Robichaud cannot support as is now. Pg. 47.

HHDC Chair Cheryl Powell asks if happy with amendment. Taking e out or change. PB did accept guidelines previously.

Laura Cronin, didn't have anything in guidelines for this type of art. Doesn't exclude anyone.

Ray Sexton suggests add language to say strike section 7, b. Section b, as a whole.

Discussion for Pg. 47

Jim Kupfer, bring back at later date and both parties would have to agree.

Jim Kupfer, having two documents would be to confusing. Better to continue.

Discussion regarding bifurcating section - Pg. 47 and accept the rest of the document.

Public hearing will be left open. November 18th 2024, will be next meeting

PB Chair Stephen Robichaud moves to continue the discussion of Unified Downtown Hyannis Design Regulations and Guidelines to Monday, Nov. 25th at 7:00 p.m., seconded by Ray Sexton,

Roll Call Vote:

Michael Mecnas - aye

Matt Teague - aye

Tim O'Neill - aye

Ray Sexton - aye

Mary Barry - aye

Bob Twiss - aye

HHDC Chair Cheryl Powell moves to continue the discussion of Unified Downtown Hyannis Design Regulations and Guidelines to Monday, Nov. 25th at 7:00 p.m., seconded by Tom Doherty,

Roll Call Vote:

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

Adjournment from Joint Meeting with the Hyannis Main Street Waterfront Historic District Commission

PB Chair Stephen Robichaud entertains a motion to adjourn the Joint Meeting with HHDC, moved by Matt Teague, seconded by Michael Mecenias,

Roll Call Vote:

Michael Mecenias - aye
Matt Teague - aye
Tim O'Neill - aye
Ray Sexton - aye
Mary Barry - aye
Bob Twiss - aye
Stephen Robichaud - aye

HHDC Chair Cheryl Powell moves to adjourn, seconded by Kevin Matthews,

Roll Call Vote:

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

The meeting adjourned at 9:12 p.m.

Respectfully Submitted,

Karen Pina, Principal Assistant, Planning & Development

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 – Draft Unified Downtown Hyannis Design Guidelines and Regulations