



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

MINUTES

October 6, 2021

6:30 p.m.

Members Present: Cheryl Powell, Cecelia Carey, Jack Kay, David Sorensen

Members Absent: David Colombo and Betsy Young

Staff Present: Karen Herrand, Principal Assistant, James Kupfer, Senior Planner and Elizabeth Jenkins, Director Planning & Development 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, 2nd Floor 6:30 P.M. on Wednesday, October 6, 2021.

Please note that this meeting will be recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A §20, anyone taping this meeting please make their presence known.
Please silence your cell phones

Call to Order

Attendance Roll Call

Jack Kay
Betsy Young - absent
David Colombo - absent
Cecelia Carey
David Sorensen
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Chair Cheryl Powell introduces Jim Kupfer, Senior Planner, Planning & Development.

Updates

- Trainings
- Awards – Chair Cheryl Powell has put together form for award. Reminds Commissioner's to comply with requirement to complete Conflict of Interest Training, two Commissioner's still need to do this.
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads 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 distinct 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 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.

Continued Business

Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 - Canopy and Renovations - continued from September 15, 2021

Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 - Signage – continued from September 15, 2021

Attorney John Kenney in attendance.
Jim Smith, architect for the project in attendance.
Sal Couto in attendance.

Attorney Kenney states that there is one sign they would like to keep the Dunkin Donuts colors on, the pylon sign on North Street, not on a post but on a base, monument with a base.

Jim Smith explains the use of the bricks. Make the addition so that you can't tell that there is an addition. Want to restore the existing bldg. and to match new. He went to this site and got a brick – 10 different colors of bricks on the bldg. now. The brick is called Old Port Brick, smooth finish brick, some small pok marks, they can get all of the colors to match the existing bldg. Refers to A-3.0 plan, Exhibit A, and pg. 2 of package see narrative. Can get these colors and he will look at the way combined and he will go over to oversee that that is happening.

Front part of the bldg., shingles, will do the whole roof with new shingles, next door neighbor did as well and was approved by HHDC. Reference to Exhibit A.

Signage – colors to be changed to charcoal background with gold letters, plastic laminate signs. This is what Board requested at the last hearing, except the North Street sign.

Windows, all of existing will be replaced. Existing are in bad shape, shutters falling apart, paint peeling. Proposing new Anderson white vinyl replacement windows sized to fit the existing openings. Will look exactly like now, but new. Shutters to be replaced but vinyl instead of wood, paint peeling off now.

Attorney Kenney – front signage on pillars, centered between the pillars and the tenant sign. Refers to picture, see Exhibit B, drive through menu board. The canopy will be charcoal, not orange, don't have a photo now. Review of the menu board look. There will be uniformity with signs except the North Street sign, as this is on the fringe of the historic district. Have kept with scheme from front to back.

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

Town Council Liaison Kristine Clark in attendance.

Jim Kupfer refers to Staff Report, see Exhibit C. Staff hasn't been able to vet what was submitted this evening yet. Gives a review of what's on the Staff Report now.

Jim Smith adds - gooseneck lighting specification and door are also on the elevations, and C2.0 has added the directional signage, D1, D2, see Exhibit D. Same sign details.

Attorney Kenney, 11 signs, 2 handicap, 2 stopping, a merge sign, drive thru merge sign, no left turn sign, do not enter sign for coming in. All of those signs have to meet federal standards. Can submit an updated schedule for these.

Jim Kupfer, the Applicant has adjusted the lighting scheme. Gooseneck and down lighting and much of signage has been moved to a different material. The elevation column signage updated.

Chair Cheryl Powell, the vinyl is now acceptable for our requirements.

Jim Kupfer - does say to look for alternatives.

Jack Kay – canopy, it appears on North elevation, looks smaller now, was a change made?

Jim Smith replies, change to charcoal grey color

Attorney Kenney the menu sign will also be charcoal, support cables and the bollards also will be charcoal.

Jack Kay, site plan, C2.0 – holding area for this? Sal Couto replies, there wasn't space to show that.

Chair Cheryl Powell, should have sufficient parking for.

David Sorensen, thinks looks great, no concerns about this project.

Attorney Kenney states that the older Dunkin Donuts will close eventually, corner of High School Rd. and North St.

Cecelia Carey thanks the Applicant and all involved for addressing all of the concerns they had.

Chair Cheryl Powell entertains a motion for the Findings, for canopy and renovations, moved by David Sorensen to find the application to be compatible with the preservation and protection of the District, seconded by Cecelia Carey,

Vote:

David Sorensen - aye

Jack Kay aye

Cecelia Carey - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness for canopy and renovations, moved by Cecelia Carey to issue a Certificate of Appropriateness for 442 Main Street as described in the presentation with the submitted materials, seconded by Jack Kay,

Vote:

Cecelia Carey - aye

Jack Kay - aye

David Sorensen - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Findings for signage, moved by Cecelia Carey to find the application to be compatible with the preservation and protection of the District, seconded by David Sorensen,

Vote:

David Sorensen - aye

Jack Kay - aye

Cecelia Carey - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness for signage, moved by Cecelia Carey to issue a Certificate of Appropriateness for the application for 442 Main Street, for signage as submitted, seconded by Jack Kay,

Vote:

David Sorensen - aye

Jack Kay - aye

Cecelia Carey - aye

Cheryl Powell - aye

New Business

Stuart Bornstein/Shoestring Properties - updated proposal for the Dockside property at 110 School Street & 53 South Street, Hyannis – Map 326 Parcel 121 & Map 326 Parcel 125

Informal review

Chair Cheryl Powell confirms that this is an informal review, not an application, not voting on this.

Stuart Bornstein in attendance. This project is 27 years in the making. Gives a history of the past presentations. 2017 went through 27 meetings with a lot of Town Departments. Had to go back and forth with Town Council. Have been asked to bring back as a legacy project. 34 units. This is 5 stories. Have increased units. One side open, Height of bldg., 42 or 43 ft. high. Refers/shows renderings Exhibit E. Has gotten good reviews of the look and the parking spaces, underground, 5 to 6 elevators. Security. Over 2 million dollars of infrastructure for the Town to be done. 3 affordable units, 100,000 a unit for the Town to do with what they want. Water upgrades, lighting upgrades, shingles and clapboard, grey colors, white, same bollards that was approved and same landscaping. Went in a contemporary mode. Would like to break ground in the Spring. This is a heavy commercial project, a lot of concrete, steel, 6 to 700,00 of tax revenue for the Town. Could be a Hyannis legacy project. Open to suggestions. Trying to make Hyannis better. Occupants will shop and eat. No rentals, limited to one time a month. Condo documents, people will be buying these, expensive construction.

He shows the site plan of the bldg., garage, greenery, landscaping. Window sizes. Don't block any views. Sidewalks, trellises, well lit. Security is paramount. The cost of construction is extremely expensive for this. Underground storage. 60 parking spaces, a few out in the road. Enclosed garbage area. Raised up back to make a gentle slope in. 50 to 60 TV cameras, panic buttons in the garages.

Chair Cheryl Powell asks if the Dockside will be staying or going?

Stuart Bornstein replies, this will be going. People don't want a restaurant next to where they live.

Discussion regarding the layout and the Steamship Authority area.

David Sorensen likes the project. This will make the harbor area look better.

Jack Kay asks if fire sprinkled, does Town have capability?

Stuart Bornstein replies, new main has been installed on South Street.

Chair Cheryl Powell asks if any public comment.

Town Council Liaison Kris Clark in attendance. Has it been vetted out how the development interfaces with Cape Cod Commission, report/development of rising sea levels - Hyannis harbor.

Stuart Bornstein replies at this time 20 ft. Not impacted, garage will be well above water. Had studies on it, not a concern. We can get more documentation on this. We are up about 20 ft. doesn't think the water table is a problem.

Chair Cheryl Powell – underground parking lot.

Stuart Bornstein points out wrapped in shingle white, trellis, look like a foundation, out of the ground. All the cars underground, no cars up top/in view.

Discussion regarding parking spaces. Drop offs.

Parking for guests. Will have 10 to 12.

Jim Kupfer states the height and would look to a regulatory agreement for any waivers, setbacks. They have started to address scale and proportion, massing the relation of the bldg. to the street. This design does have the traditional roof form. Looks like some interaction with different designs there. A lot of features.

Stuart Bornstein a lot of detail to this. No maintenance outside. Shingles, column cement material, this is more money than shingling. All the trim is Azek, windows are storm proof.

Chair Cheryl Powell clarifies history of the project timing of. 2017 for 4 stories, is it 6 now?

Stuart Bornstein, no, Town likes roof broken up, there are 5.

Chair Cheryl Powell likes underground parking – questions the water table, sea level. Historical and character of the Town – height concerns. Hospital is taller.

Stuart Bornstein, was going to do road work on South Street, this took a few meetings. Fire Dept. didn't want a lot of trees, Sewer and Police Dept., many departments were involved. This is the same site plan that was approved, but now one less bldg. and that's why have a higher height. Cement board shingle proposed.

Chair Cheryl Powell asks about lock in gate, what is here for the Town.

Stuart Bornstein replies, security gate with combination to get in. Sidewalks both sides of the street. New water main to serve the street. Going to bury all the light poles or telephone poles, all underground utilities.

Town Council Liaison Kris Clark asks about/what considerations for a hurricane? Exposure, generator for the building?

Stuart Bornstein - built to withstand over 150 mph wind. Windows rated for 160 mile an hour wind. Everything is above flood plain. Glass will be hurricane proof. Specialty water coverings for buildings. Double hurricane shingles. Elevators will have battery back-up. Generator, good question. This will be steel and concrete structure and will be built heavy duty.

Chair Cheryl Powell thanks Stuart for coming forward.

Stuart Bornstein will be back in a month or two. Wanted to keep all in the loop of the project.

Chair Cheryl Powell does like the underground utilities.

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of September 1, 2021, draft minutes – tabled at September 15, 2021, meeting

Chair Cheryl Powell would like to table these to next meeting.

Approval of September 15, 2021, draft minutes

Chair Cheryl Powell would like to table these to next meeting.

Next HHDC meetings scheduled for October 20, and November 3, 2021

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Jack Kay, seconded by Cecelia Carey,

Vote:

Jack Kay - aye

Cecelia Carey - aye

David Sorensen - aye

Cheryl Powell - aye

The meeting ended at 7:56 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

Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 - Canopy and Renovations & Couto Management Group, LLC d/b/a Dunkin Donuts brand – 442 Main Street, Hyannis Map 309 Parcel 223 – Signage

1. Exhibit A - A-3.0 plan, and pg. 2 of package narrative
2. Exhibit B – front signage on pillars, centered between the pillars and the tenant sign. drive through menu board.
3. Exhibit C - Staff Report
4. Exhibit D - C2.0 has added the directional signage, D1, D2, same sign details

Exhibit E - Stuart Bornstein/Shoestring Properties - updated proposal for the Dockside property at 110 School Street & 53 South Street, Hyannis – Map 326 Parcel 121 & Map 326 Parcel 125 Renderings