



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

MINUTES
December 21, 2022
6:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Mark Despotopoulos and Laura Cronin

Members Absent: Tom Doherty

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 the Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods **on Wednesday, December 21, 2022, at 6:30 P.M.**

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://townofbarnstable-us.zoom.us/j/82858398968>

Phone: 888 475 4499 US Toll-free

Meeting ID: 828 5839 8968

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. 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.

Call to Order

Roll Call Attendance

Laura Cronin

Mark Despotopoulos

Cheryl Powell

Jack Kay

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Betty Ludtke in attendance.

Updates

- Trainings
- Awards

Chair Cheryl Powell - former Commissioner Mariana Atsalis was voted in to have the Preservation award at a meeting last night.

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Conrad Watson - Sunnyside Restaurant - 282 Main Street, Hyannis – Map 327 Parcel 098

Exterior renovations – *continued from December 7, 2022*

Chair Cheryl Powell – can Laura Cronin vote on this application?

Jim Kupfer, should be alright to have Laura vote, this applicant has not been in attendance previously and matter not heard yet.

Conrad Watson in attendance. He explains that the previously approved façade application – needs braces for solar, would like to keep gable roof, but all else be the same as approved, just roof line would be a gable.

Rendering shown with revisions - gable instead of squared off roof.

Jim Kupfer confirms previous approved and now is seeking to clean up existing and retain the gable roof, new trim and new siding and decorative features where shown.

Chair Cheryl Powell asks/opens up for public comment. None.

Jack Kay asks, the existing building has sign in peak, not shown on new elevation, will the sign move with new?

Conrad Watson replies, haven't for sign yet, will do sign application separately.

Mark Despotopulos, what color to be used, same as submitted previously with/and approved application?

Jim Kupfer, clarifies color – confirming keeping originally submitted. As approved by Commission and color scheme.

Town Council Liaison Betty Ludtke, problems with solar, western façade, putting solar on peaked roof?

Conrad Watson, yes, will put solar on there, will come to HHDC for this.

Mark Despotopulos, approval of signage and solar to be mentioned in motion.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion to close the public hearing, moved by Jack Kay, seconded by Mark Despotopulos,

Roll Call Vote:

Laura Cronin – aye

Mark Despotopulos – aye

Jack Kay- aye

Cheryl Powell – aye

Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos to find the application compatible with the preservation and protection of the district, and for the potential sign and solar to come back to the Commission to be reviewed, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin – aye

Mark Despotopulos – aye

Jack Kay – aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Mark Despotopoulos to issue for 282 Main Street, as described in the submitted materials and as the Findings stated, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye

Mark Despotopoulos - aye

Jack Kay – aye

Cheryl Powell - aye

New Business

Simone Nunes d/b/a Gone Acai – 561 Main Street, Hyannis – Map 308 Parcel 111-00A

Business Sign

Camilla Vailante in attendance. She shows the proposed signage. Want to replace existing with this new sign. Will be PVC sign 50” x 29” – picture of old sign shown. New sign will be oval, and a bit smaller. Same position and height.

Chair Cheryl Powell confirms colors as presented and PVC material? Stainless steel edges/material?

Chair Cheryl Powell asks/opens up for public comment. None.

Jim Kupfer, size is within the guidelines and PVC is allowed, colors are shades of what’s within the historic colors tint. Metal edges, discretion of the Board, usually a darker color or as brackets.

Mark Despotopoulos, how will metal edging work, corners or all around?

Camilla Vailante, around the oval to protect and make more resistant. Can just go with the PVC and no metal.

Jack Kay, PVC banding is available for something like this, maybe find a compatible color.

Laura Cronin, where is placement, awning? How attached?

Camilla Vailante, they will attach on the wall. Will remove awning there now. A foot above the door, screw on clapboard.

Laura Cronin, will what’s behind the awning, once removed, will need some repair/replacement?

Camilla Vailante, wood filler on the holes and some painting, will repair area. Thinking of painting all.

Laura Cronin, second sign – open/close sign? Will this have logos?

Camilia Vailante, no. This is blue and red open/close sign. Not business sign. Size – 23: x 14”. This will be in the window, right side. Materials will be plastic, neon lights.

Laura Cronin, is neon a problem to be in historic area/district?

Jim Kupfer, specify internally lit signs are permitted.

Laura Cronin would like to just have generic open and close, no lights. Also, is there any effort to make a different type of sign? Any other options to make more depth? Colors, this is the logo, maybe more definition would be more historic looking.

Camilla Vailante, confirms to look for another type of material?

Laura Cronin, PVC is flat, plastic, no depth, no raised letters, carved. Looking for something to look more historic.

Chair Cheryl Powell, as long as conforming.

Jack Kay, would have to go to completely different fabrication – not sure how would do this with what has been presented. No ideas to have look more antique.

Jim Kupfer, this is meeting the standards. Can continue the matter for applicant to review their options.

Chair Cheryl Powell closes public comment

Chair Cheryl Powell entertains motion to close public comment, moved by Jack Kay to close, seconded by Mark Despotopulos,

Roll Call Vote:

Laura Cronin – aye

Jack Kay – aye

Mark Despotopulos – aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos to find this application compatible with the preservation and protection of the District, and to address the edge of PVC on sign appropriately and any open and close sign will have no neon lighting, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin – aye

Mark Despotopulos – aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for 561 Main Street, Hyannis, as described in the submitted materials and as per the conditions submitted with the Findings, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Richard Penn – 390-394 Main Street, Hyannis – Map 327 Parcel 262

Building Renovations – windows, doors, siding and paint

Rick Penn in attendance. He gives an explanation of the proposed renovations.

Linda Grace, Designer in attendance. Pizza Barbone here now and a vacant space here as well. Gives history of the building. Bottom half of brick taken off and replaced with large plate glass windows and stucco panels and aluminum doors. In 2013 wanted to take the building back to more traditional look. This is phase 3 of the plan. Will eliminate the last remnants. Final rendering shown. Band on bldg. will be adding brick between, windows will be aluminum framed, black and recessed back a foot, bottom meeting the sidewalk is marble. Doors, mahogany. Tenants will be coming back to HHDC for awnings, signage.

Chair Cheryl Powell opens for public comment. None.

Jack Kay, what was original before stucco removed, will you have to replace?

Linda Grace, matching brick as closely as can to what is on the top of the bldg.

Rick Penn shows picture of existing building and brick.

Jack Kay confirms that will match as on the first level.

Linda Grace, will be using the same materials as the first two phases of the renovations. As what was started in 2013. Have to take everything off from under the first building band.

Town Council Liaison Betty Ludtke, great presentation. Original Puritan store, very well done.

Laura Cronin will look great. First phases made a remarkable difference.

Chair Cheryl Powell closes public comment, asks for motion, moved by Jack Kay, and hearing, seconded by Laura Cronin,

Roll Call Vote:

Laura Cronin – aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos to find this application compatible with preservation and protection of the District, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin – aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for 390 to 394 Main Street, Hyannis, as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

**Jullyane Godinho d/b/a Encantare – 376 Main Street, Hyannis – Map 327 Parcel 001
Business Sign**

Jullyane Godinho in attendance. This will be an underwear clothing store. Will be using the same background and just add the letters. They will be smaller letters on her sign, Encantare. Will be PVC, 3d. colors will be size is 10 ft. x 2 ft. No lighting.

Jim Kupfer, need to work with applicant, did not have the exact color, to be as close to historic chart as possible.

Mark Despotopulos, is there going to be repair work needed before new sign goes up?

Jullyane Godinho, no, just power wash/clean. Will paint with pink blush, the color to go behind signage.

Jim Kupfer, make sure close to historic color chart as possible.

Laura Cronin, old sign was raised letters. How will this look? Is the sign letters or a flat piece. Do we have pink blush within the historic color palette?

Jullyane Godinho, not flat, 3d letters, PVC.

Chair Cheryl Powell asks for any public comment. None.

Town Council Liaison Betty Ludtke, are decorative pieces also raised and same color as letters, the medallions? Thinks looks nice.

Jullyane Godinho, same color and will be 3 dimensional as well like letters.

Chair Cheryl Powell entertains a motion to close public comment, moved by Jack Kay, seconded by Mark Despotopulos,

Roll Call Vote:

Laura Cronin - aye

Mark Despotopulos – aye
Jack Kay - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos, to find this application to be compatible with the preservation and protection of the District, with color palette to be reviewed by Staff, for 376 Main Street, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye
Mark Despotopulos - aye
Jack Kay - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos, to issue for application at 376 Main Street, as described in submitted materials, with color palette to be reviewed by Staff, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye
Mark Despotopulos - aye
Jack Kay - aye
Cheryl Powell - aye

Joanne McMahon – 76 South Street, Hyannis – Map 327 Parcel 138

Garage Demolition

Michael Brooke, Pratt construction in attendance. Owner would like to tear down this building, not being used. Unattached garage building.

Jack Kay asks if this is a historic building?

Michael Brooke, looks like 1970's.

Jim Kupfer, the original structure is further off the public way. Shows structure/screen share, Assessors has it dated early '70's.

Laura Cronin asks what was originally used for?

Michael Brooke, a garage, and is unfinished inside, never a dwelling.

Chair Cheryl Powell opens up for public comment. None.

Town Council Liaison Betty Ludtke, looks like way in back of the property. Doesn't see any issue with it.

Jim Kupfer, 1984 this was built.

Chair Cheryl Powell closes public comment, motion made by Jack Kay, seconded by Laura Cronin,

Roll Call Vote:

Laura Cronin - aye
Mark Despotopulos - aye
Jack Kay - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos to find this application to be compatible with the preservation and protection of the District, for 76 South Street, seconded by Jack Kay,

Roll Call Vote:

Laura Cronin - aye
Mark Despotopulos - aye

Jack Kay - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopoulos to issue COA for the application at 76 South Street, Hyannis, as described in submitted materials, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye
Mark Despotopoulos - aye
Laura Cronin - aye
Cheryl Powell - aye

Discussion

Downtown Hyannis Zoning Revision

Jim Kupfer, form based zoning term. Have been advances for zoning in specific areas. Improve. Recent review is now with Hyannis Main Street. Also includes Barnstable Road. Form and massing of a structure as opposed to uses. Residential and industrial. Streetscape and how comes together. Use some of the features of form based. Still have some things prohibited, drive throughs etc. to keep pedestrian connectivity. Make a more structured zoning ordinance that is predictable for developers. Some are looking to enhance their buildings. Setbacks. Bringing up to make better community. To create and promote connectivity. Scale of buildings. Fenestration. Amenities. Streetscapes. Ally ways. Parking. Infilled development. Better product to review. Have had people looking at and are excited to invest in Hyannis Main Street. Center St. and Main Street intersection. Out dated building. Potential development, same owners. Potential housing, higher end retail. Quality form and massing. Three years in the making for this zoning change – re zoning effort. Shared parking. Landscaping improvements. Recommending moving forward and bringing forth quality and what works historically special permits possibly. State has provided with a grant for façade improvements and the Business Improvement District (BID). Reimbursement grant with the BID area, i.e., signage.

Jack Kay – parking structure off North Main Street? Ability in new zoning for this?

Jim Kupfer, no plans, not from the public side, potentially. Haven't seen anything as of yet.

Laura Cronin – parking. North Street parking lot is an eye sore. A way to identify/opportunity to take ownership to have a safe parking area, any component for this?

Jim Kupfer, not specified in zoning. Six owners for this. Working on a schematic to see what ways to improve and bring to various owners, maybe some shared investments. This is one of the top priorities. Distinct and separate from zoning.

Laura Cronin, would be great opportunity to get on somebody's radar and make use.

Cheryl Powell – multi story parking lot proposal for North St. parking lot, nothing came of that. No drive throughs, no curb cuts, maximum set backs.

Jim Kupfer, would keep exactly the same, wouldn't touch right of way.

Chair Cheryl Powell, 4 stories, now it's 2.5 stories, how effect Historic District?

Jim Kupfer, setbacks. Historic, any viewable still will come to HHDC. Will now get higher quality applications. In accordance with zoning that would be in place. South Street went away from historic character, this may bring back to traditional form.

Chair Cheryl Powell, all of Historic up to 4 stories?

Jim Kupfer, exception of one area. Main Street and some of South Street, Harbor District not being touched. Main Street to North Street.

Jim Kupfer, Jan. 5th 2023, will be before Town Council. If approved, can come back with update for that. Doesn't impact role and duty and powers of this Commission.

Town Council Liaison Betty Ludtke, has some concerns. North part of South Street can go up to 4 stories. What about School Street? Sea Captains Row. School Street still maintains that character. This Committee will play a critical role in this for the checks and balances with this kind of density. Old Cascade Motor Lodge, what is going to happen here, would like to see this project

Jim Kupfer, portion of School and South Street are within Historic District. Map shown – where heights will be different. Critical role. Process/the new zoning will spell out what will be allowed without discretionary permitting process. If meet criteria. What's in place now doesn't allow for proper redevelopment.

Jack Kay, when this zoning done, will we have to relook at our ordinances as a Commission?

Jim Kupfer, yes, we will be looking at this. Will need updated/improved guidelines. Will get a consultant on board.

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of October 19, 2022, draft minutes

Approval of December 7, 2022, notes

Chair Cheryl Powell tables both sets of minutes to the next meeting.

Next HHDC meetings scheduled for January 4, and January 18, 2023

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Jack Kay, seconded by Laura Cronin,

Roll Call Vote:

Laura Cronin - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

The meeting ended at 8:44 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>