



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

MINUTES
April 6, 2022
6:30 p.m.

Members Present: Cheryl Powell, Cecelia Carey, Mark Despotopulos, David Sorensen and Tom Doherty

Members Absent: Betsy Young and Jack Kay

Staff Present: Karen Herrand, Principal Assistant and James Kupfer, Senior Planner, Senior Planner, 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, April 6, 2022.

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

Roll Call

Welcome to New Members, Special Guests, Advisors and Comments

Tom Doherty – the Commission's newest member in attendance.

Town Councilor Jeffrey Mendes in attendance.

Town Councilor Kris Clark in attendance.

Updates

- Trainings
- Awards – Chair Cheryl Powell letter for Marina Atsalis/form has been sent to Barnstable Historic Commission (BHC).
- Correspondence – None.

Reminder of Commission's Purpose and Proper Procedure

New Business

Four Hundred Main Realty – 394 Main Street, Hyannis - Map 327 Parcel 262

Window removal / replace with door. Remove awning.

Richard Penn in attendance. He refers to picture of the building and where Pizza Barbone is located. No Main Street entrance at present for them, Exhibit A.

Chair Cheryl Powell asks for any public comment. None. Chair closes public comment.

Cecelia Carey likes it and needs to be done out of necessity.

Tom Doherty confirms that it will be a separate shop, just glass door? A lot of other doors on buildings are wood material and/or have kick plates.

Richard Penn replies, this is out of necessity, to get a door, at some point will come back and talk about something a little more presentable, at this point just a door.

Chair Cheryl Powell confirms door and will be removing current awning? Confirms aluminum framed, glass door?

Richard Penn, correct and yes, will be removing the awning.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen that this application is compatible with the preservation and protection of the District, seconded y Cecelia Carey,

Vote:

**Cecelia Carey - aye
Tom Doherty – aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for the application at 394 Main Street, as described in the submitted materials, seconded by Cecelia Carey,

Vote:

**David Sorensen - aye
Mark Despotopulos - aye
Tom Doherty - aye
Cecelia Carey- aye
Cheryl Powell - aye**

Seashore Homes, Inc. – 63 Main Street, Hyannis – Map 342 Parcel 017
Remove portion of building (rear). Two story addition. Removal of chimney.

Dennis Mason, Seashore Homes in attendance. He gives a description of the proposed work/renovations.

Tom Doherty states, the existing building is beautiful, will this match? New apartments?

Dennis Mason, yes, the previous owner did put new windows, siding in. The new apartments will be basic.

Jim Kupfer – confirms, siding, vinyl? Site plan, has office to the side, no access from the front, just the rear, parking along the edge of Parkway Place, those will be removed.

Dennis Mason replies, no vinyl, cedar and mayback, a dipped shingle and PVC trim. No parking along edge, hasn't gotten the wood double doors yet.

Chair Cheryl Powell confirms wood doors to be historic appropriate. Are there any height issues? – directs to Staff.

Jim Kupfer, we are outside of the harbor, believes it's 2.5 stories as well. This does meet requirements for the district, won't need relief for height.

Dennis Mason, will clean landscaping up – concerned with the hedge across the front, can't see around the hedge, dangerous here, no visibility, will take it down.

Cecelia Carey asks about any new signage, will you be working with host there now?

Dennis Mason replies, Bosworth now, will use traditional gold leaf type wood carved sign, will come back to the Commission when ready for the sign.

Chair Cheryl Powell asks for any public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cecelia Carey to be compatible with the preservation and protection of the District, seconded by Tom Doherty,

Vote:

David Sorensen - aye
Mark Despotopulos - aye
Tom Doherty - aye
Cecelia Carey - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for the application at 63 Main Street as described in the submitted materials, seconded by David Sorensen,

Vote:

David Sorensen - aye
Mark Despotopulos - aye
Tom Doherty - aye
Cecelia Carey - aye
Cheryl Powell - aye

Seth Latimer, DDS – 414 South Street, Hyannis – Map 308 Parcel 126

New windows and doors. Removal of chimney.

Brian O'Sullivan of Weller Construction in attendance. He gives an explanation of the proposed project.

Tom Doherty asks about the casement windows, are there any window standards, requirements?

Jim Kupfer replies, it varies. Have guidelines for recommended window styles and replacements. Refers to the pictures of the structure, each application brings its own merits. They do stress whatever the character is at the time. This is unique as it may not fit the mold as many of the structures in the District. Maintain appropriate standards.

Chair Cheryl Powell asks for any public comment. None. Chair closes public comment.

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

Vote:

Cecelia Carey - aye
Tom Doherty - aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cecelia Carey to issue for the application at 414 South Street as described in the submitted materials, seconded by Mark Despotopulos,

Vote:

David Sorensen - aye
Mark Despotopulos - aye
Tom Doherty - aye
Cecelia Carey - aye
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of March 16, 2022, draft minutes

Chair Cheryl Powell would like to table these draft minutes to the next meeting of April 20th. – has some amendments.

Next HHDC meetings scheduled for April 20th and May 4, 2022

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by David Sorensen, seconded by Cecelia Carey,

Vote:

David Sorensen - aye

Mark Despotopoulos - aye

Tom Doherty - aye

Cecelia Carey - aye

Cheryl Powell - aye

The meeting ended at 7:04 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

Exhibit A - Picture of building - Four Hundred Main Realty – 394 Main Street, Hyannis - Map 327 Parcel 262

Please Note: The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the office of the Hyannis, Main Street Waterfront Historic District Commission, located at 367 Main Street, Hyannis, MA