



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

**MINUTES**  
**February 1, 2023**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Mark Despotopoulos, Laura Cronin and Tom Doherty

**Members Absent:** Jack Kay

**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, February 1, 2023.

*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**

Laura Cronin  
Tom Doherty  
Mark Despotopoulos  
Jack Kay - absent  
Cheryl Powell

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

Town Council Liaison Jeff Mendes in attendance.

**Updates**

- Trainings
- Awards – next meeting Chair Cheryl Powell will present a thank you to former member.
- Correspondence

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

Chair Cheryl Powell reads into record:

*Chapter §112-24 – Purpose. 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 distinctive 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 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.*

Jim Kupfer, explains/review criteria for the HHDC sec. 112-32 in the HHDC ordinance. Exhibit A. Reviews. And needs to change over time. Section A and B read for the record. A - *"In deliberating on applications for certificates, the Commission shall consider, among other things, the historical and architectural value and significance of the site, building, structure, setting, or place; the general exterior design, scale, color, placement on the lot including dimensions and setback, arrangement, proportions, texture, material of the building or structure; setting, topography, landscaping, and general appearance of the feature(s) involved and the relation of such feature(s) to similar features of buildings and structures in the surrounding area; and the position of such buildings or structures in relation to the streets or ways and to other buildings or structures."*

B - *"In the case of new construction or additions to existing buildings or structures the Commission shall consider the appropriateness of the size, shape, and location of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings, structures, and general setting in the vicinity."*

How a location fits in, is it engaging in Main Street and be vibrant? The goal is to enhance Main Streets commercial corridor. Review of how the Commission should go by. Guidance on and for.

Chair Cheryl Powell – always work with applicant's to make applications happen.

### **Continued Business**

**Town of Barnstable Planning & Development Dept.- approximate locations; 328, 386, 438, 462, 514 and 612 Main Street, Hyannis - continued from January 18, 2023**

6 modular parklets

Chair Cheryl Powell confirms that this applicant would like to continue.

Jim Kupfer, the applicant/Kyle working through some visuals and requested a continuation.

**Chair Cheryl Powell continues to the next meeting, February 15, 2023.**

### **New Business**

**Daniel Smith d/b/a Smith Family Beer Garden – 541 Main Street, Hyannis – Map 308 Parcel 130**

Renovations – building and courtyard

Daniel Smith in attendance. Also an architect and has experience on how to design outside spaces and design work. Gives a history of Smith Family popcorn – 541 Main Street. Proposed to be a family friendly community gathering space. Informal setting. Dual use of space. Mostly outside renovations. Pg. 2, Exhibit B. proposed pictures. Paint back to white. Natural cedar shakes. Replacing some windows with updated of what exists. Courtyard, food truck being proposed. 3 tents have been allowed in the past. Gazebos/pergolas. Beverage stand. Front entrance serving alcohol. Vegetation, pergola entrance. Boardwalk feel to the courtyard. Classic festival lighting. Sunshade canopies. Tree will stay.

Tom Doherty, outside of bldg. white? Refers to front section? Sections would be cedar wood.

Daniel Smith, front will stay as is, brick and existing now. Whole inside of L shape is a green color. Seasonal license.

Tom Doherty, inside of building?

Daniel Smith, yes, have future plans and try to make more viable year round restaurant. Back area of bldg. They will move popcorn inventory into. Trying to have one central place/facility eventually.

Mark Despotopulos asks about lighting. No lights now, confirming. Will need enough lighting for people.

Daniel Smith, yes, black, no lights. Possibly flood lights, that could be dimmed. Decorative festival lights are not enough.

Laura Cronin, asks about proposed statue?

Daniel Smith explains, something in a space that allows people to look at for a moment. Weenie. Posiedon, maybe a fountain type structure.

Chair Cheryl Powell asks when expect to start? Food truck and beverage stand? Board of Health.

Dan Smith replies, – Memorial Day this year. Two separate things. Food items – Picture of food truck passed out, Exhibit C. “Knead and Knot”. Pretzels, different types of pretzels. Beverage stand is domestic beers, a trailer with beer on tap.

Chair Cheryl Powell – festival string lighting – canopies, will they be blue? Exhibit B.  
Daniel Smith, yes. Light blue and a navy, darker blue.

Jim Kupfer, color palette. The application has been reviewed with Staff and the shades of blue are within the criteria.  
Chair Cheryl Powell – sign? Exhibit B. Will need two Decisions, one for sign to be approved?.

Laura Cronin confirms, this is phase 1? Daniel Smith, yes, for exterior only right now.

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

Chair Cheryl Powell confirms - will work with Staff for lighting and Health Dept. for food truck.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the District, seconded by Laura Cronin,**

**Vote:**

**Tom Doherty – aye  
Mark Despotopulos - aye  
Laura Cronin - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for application at 541 Main Street, as described and as submitted materials for phase 1, seconded by Tom Doherty,**

**Vote:**

**Mark Despotopulos - aye  
Tom Doherty - aye  
Laura Cronin - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for the sign as presented, moved by Mark Despotopulos, find to be compatible with the preservation and protection of the District, seconded by Laura Cronin,**

**Vote:**

**Tom Doherty - aye  
Laura Cronin - aye  
Mark Despotopulos - aye  
Cheryl Powell - aye**

**Oswaldo Valdovinos d/b/a Mi Pueblo – 577 Main Street, Hyannis – Map 308 Parcel 113**

Sign

Oswaldo Valdovinos in attendance. He gives an explanation updating the sign from the original as approved. He has changed it to have the colors more from his country. The picture, Exhibit D. All in the rendering are part of his Mexican culture.

Jim Kupfer, confirms it’s a replacement sign and PVC. There is up lighting there now/existing.

Mark Despotopulos asks about color palette and if there would be any issue?

Jim Kupfer, a lot of variations on this as presented.

Laura Cronin asks about the black background of the color? Oswalda Valdovinos, yes, and 40 x 22 is the size as is now.

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

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

Vote:

Laura Cronin - aye  
Mark Despotopulos - aye  
Tom Doherty - aye  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for application at 577 Main Street, with lighting/existing ground lighting, and as described in the submitted materials, seconded by Mark Despotopulos,

Vote:

Tom Doherty - aye  
Mark Despotopulos - aye  
Laura Cronin - aye  
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of January 18, 2023, draft minutes

Chair Cheryl Powell entertains a motion to approve, moved by Tom Doherty to approve draft minutes of January 18, 2023, seconded by Mark Despotopulos,

Vote:

Tom Doherty - aye  
Mark Despotopulos - aye  
Laura Cronin - aye  
Cheryl Powell - aye

Next HHDC meetings scheduled for February 15, 2023

Public Comment - Roberta Mock, 80 Greenwood Ave., Hyannis in attendance. Her concern is about the view of the harbor. Wanted to let the Commission know she has concerns.

Chair Cheryl Powell appreciates her expression and concern for the Historic District.

Adjournment

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

Vote:

Laura Cronin - aye  
Mark Despotopulos - aye  
Tom Doherty - aye  
Cheryl Powell - aye

The meeting ended at 7:23 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** – Criteria for the HHDC sec. 112-32 in the HHDC ordinance

**Exhibit B** – pictures/renderings - Daniel Smith d/b/a Smith Family Beer Garden – 541 Main Street, Hyannis – Map 308 Parcel 130 - festival string lighting – canopies, will they be blue

**Exhibit C** - Daniel Smith d/b/a Smith Family Beer Garden – 541 Main Street, Hyannis – Picture of food truck passed out.

**Exhibit D** – Sign - Osvaldo Valdovinos d/b/a Mi Pueblo – 577 Main Street, Hyannis – Map 308 Parcel 113

APPROVED