



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

MINUTES
March 2, 2022
6:30 p.m.

Members Present: Cheryl Powell, Cecelia Carey, Betsy Young, David Sorensen and Mark Despotopulos

Members Absent: Jack Kay

Staff Present: Karen Herrand, Principal Assistant, Kate Maldonado, Assistant Director, James Kupfer, Senior Planner, and Grayce Rogers, Principal Assistant, 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, March 2, 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

Attendance Roll Call

Betsy Young
Cecelia Carey
Mark Despotopulos
David Sorensen
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Assistant Director, Kate Maldonado and Grayce Rogers in attendance/Planning & Development Staff.

Updates

- Trainings – Chair Cheryl Powell, will have recusal information for all.
- Awards – Chair Cheryl Powell would like to repeat and submit nomination for Marina Atsalis, seconded by Betsy Young,
Vote:
Cecelia Carey – aye
Betsy Young – aye
Mark Despotopulos – aye
David Sorensen – aye
Cheryl Powell - aye
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

CB Perkins Cigar Lounge & Bar – 649 Main Street, Hyannis – Map 308 Parcel 134
Sign and Flag – *continued from February 2, 2022, and February 16, 2022, meeting*

Priya Patel in attendance. Seeking a permit for A frame type sign, has name of the business, the building is set back a little bit. Does not want the flag any longer, but would like the sign, plastic, one big piece.

Betsy Young asks if can get an approved material sign, plastic is not approved.

Priya Patel replies, they don't have any A frames that are metal or wood, this is more weather resistant than wood or metal.

Betsy Young suggests maybe asking the sign company if they can do something that is approvable.

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

Jim Kupfer – the flag is withdrawn from the application. Signs – plastic is prohibited, guidelines stress the wood or metal. Confirms that the sign would be on private property not on public area.

Priya Patel replies – if sign company cannot do another type of sign are there any suggestions?

Jim Kupfer, wood metal or other approvable materials. The A frame is allowed within the guidelines. It is up to the Commission to decide, but other quality material.

David Sorensen asks if anything preventing from doing other signage?

Priya Patel answers there is a permanent sign already.
Discussion regarding free standing sign

Betsy Young, molded plastic is prohibited, that is how it is stated in our guidance.

Chair Cheryl Powell states possibly continue the matter and changing materials.

Priya Patel – the other option would be wooden with chalk.

Chair Cheryl Powell entertains a motion to continue this to the next meeting, March 16, 2022, moved by Mark Despotopulos, seconded by Betsy Young,

Vote

Mark Despotopulos– aye

Cecelia Carey – aye

Betsy Young - aye

David Sorensen – aye

Cheryl Powell - aye

Coxswain Media LLC – 243 South Street, Hyannis – Map 326 Parcel 005

New Signage – *continued from February 16, 2022, meeting*

Steve Chessare and Julie Wheeler in attendance. Description of the business owners, would like to change the signage for the radio stations as registered, reference to Exhibit A, pictures of signage – Update and put in exact same space. The sign proposed same as the color of the building to correspond as such. New sign is white and wooden posts, cannot see it now, this will stand out more. Materials are wood posts with PVC inserts and caps.

Betsy Young, do you have a name for the color?

Julie Wheeler refers to color chart, Exhibit B, for the proposed color, Waynes goat green, a grey green color. It's Historic Morning Dew.

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

Jim Kupfer confirms the location to be exact as is now. Size confirmed. Color answered. Materials, the posts are wood, just the caps are PVC. Background panels wood.

Chair Cheryl Powell entertains a motion on the Findings, moved by Cecelia Carey that this application is compatible with the preservation and protection of the District, seconded by Betsy Young,

Vote:

**Cecelia Carey - aye
Betsy Young - aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Betsy Young to issue for the application at 243 South Street, as described in the submitted materials, seconded by Cecelia Carey,

Vote:

**Betsy Young – aye
Cecelia Carey – aye
Mark Despotopulos – aye
David Sorensen – aye
Cheryl Powell - aye**

New Business

Certified Local Government . - Grayce Rodgers and Kate Maldonado

Chair Cheryl Powell explains that this is important information for the Commissioner's .

Grayce Rogers in attendance for the presentation.

See Exhibit C presentation – she goes through the handout “Certified Local Government”

Kate Maldonado – all three Historic Board/Commissions have been informed, great opportunity to introduce to all tonight.

Cecelia Carey when will scanning be completed?

Grayce/Kate currently working on scanning have received some material and there will also be a vetting process. This will allow ease of access. Can't give a set date, but have to move materials, this will be a multi step process. Be a great opportunity whereby the public can go in and look at the materials/addresses.

Cecelia Carey comments that she was impressed that could get the files at the Bldg. Dept.

Town Council Liaison Kris Clark, thanks all. Will this go before Old King's Highway (OKH) and Barnstable Historic Commission (BHC).

Grayce Rogers replies, March 23 for OKH. Will be a vote to pursue. All Historic Boards will need to vote on it.

Chair Cheryl Powell makes a motion to support for HHDC and pursuing as presented, seconded by Cecelia Carey,

Vote

**Betsy Young - aye
Cecelia Carey - aye
Mark Despotopulos - aye
David Sorensen - aye
Cheryl Powell - aye**

Town Council Liaison Kris Clark reports that early this week was the closing date for LCP applications.

Jim Kupfer comments/informs that the word was spread and got an influx of applications, ended up with 54 applications. Now will go through the application and interview. Leadership will be speaking with Town Manager about, further guidance in next couple days.

Town Council Liaison Appointments Committee meeting on how to handle the interview process. Jen Cullum, discussing the vetting process for interviewing.

Design Guidelines Update Grant – Kate Maldonado and James Kupfer

Jim Kupfer - two grants to discuss. First is design and Historic District guidelines. Has been on Town Council agenda. Grant one or two individuals to help develop the design guidelines. Building upon previous grants for downtown Hyannis and unlock some growth opportunity, to better align with our regulations. Previous was for downtown, first read this Thursday for Town Council. Looks at the form of the structures and streetscape, heights working with, doesn't touch on the design character, honing in on how future developments will be on Main St. - meet our design guidelines, some are now vague, discretionary, this is the opportunity to enhance it and to meet some of our zoning that has evolved. Need to update. Will allow an RFQ, request for quotes to look at our design guideline and give some input, other perspectives. A professional with working group is appropriate next step. Late spring/early summer to start and look at our ordinances and guidelines. It is not simply just Main Street, looking to where it goes to the Airport Rotary and other areas, near the hospital as well, one cohesive document and with a subsection with HHDC input. May be a long process, about a year to complete this. Probably monthly meetings. The document completed with the grant will then have to come to HHDC for approval or Planning Board and/or Town Council. Good step to build upon what has been done over the last few years and to align zoning.

Kate Maldonado – seek insight and help from HHDC. Working group, most likely at meetings as well. HHDC guidelines will be in the final product.

Chair Cheryl Powell states that they did discuss a subcommittee for this at a previous meeting.

Chair Cheryl Powell – recusal issues in the past, has a list of things to go over/review.

Jim Kupfer – if 3 interested, maybe 2 on one.

Cecelia Carey working group, who else will be coming? Any other historic boards yet?

Jim Kupfer, possibly Planning, maybe a business owner, it is evolving still.

Chair Cheryl Powell – other Historic boards have slightly different criteria. Would have to come before us for approval. Clarifications on how to come before.

Jim Kupfer, would not be an ethical concern.

Downtown Wayfinding Grant - Kate Maldonado and James Kupfer

Kate Maldonado – grant to develop a wayfinding plan. Downtown Hyannis with nearby amenities, to ease navigation, public parking and improve vehicular circulation. Stantec chosen to help. Working on existing conditions to capture signage now. GIS and prior studies to gain knowledge of existing. Would like one two members for this group. To provide consensus on information help to guide as we work with Stand Tech for design and recommendations. Working on this right now. First meeting the end of March and the final wayfinding to be completed in June. Would provide updates and come before HHDC as well. A few meetings between now and the end of June.

Betsy Young is interested in this committee as well as the first committee discussed.

Town Council Liaison Kris Clark – thanks the Planning Dept. for doing this and congratulations on getting the grants. Thanks HHDC for their involvement. Maybe run it by the Town Attorney to make sure no conflict of interest issues and inadvertent conflict.

Jim Kupfer comments, we can let Town Attorney weigh in and give clarification for conflict issues.

Betsy Young, replies that she does own property in the District.

Jim Kupfer, that may need clarification at a vote.

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of February 16, 2022, draft minutes – Chair Cheryl Powell tables the February 16, 2022, minutes until the next meeting, March 16, 2022.

Next HHDC meetings scheduled for March 16, 2022 and April 6, 2022

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Cecelia Carey,
Vote:

Betsy Young - aye

Cecelia Carey - aye

Mark Despotopoulos - aye

David Sorensen – aye

Cheryl Powell - aye

The meeting ended at 7:33 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 - Pictures of proposed signage - Coxswain Media LLC, 243 South Street, Hyannis – Map 326 Parcel 005

Exhibit B – Approved HHDC Color chart

Exhibit C - Certified Local Government - presentation

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