



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

**MINUTES**  
**May 3, 2023**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Laura Cronin, Jennifer Hinckley Needham, Matt Clark and Tom Doherty – Cornelius Cawley (new member not voting tonight)

**Members Absent:** Mark Despotopulos

**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, May 3, 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**

Jennifer Hinckley Needham

Matt Clark

Laura Cronin

Tom Doherty

Jack Kay

Cheryl Powell

Newest member Cornelius Cawley attending

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

Town Council Liaison Betty Ludtke in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**New Business**

**Shoestrung Properties, LLC – 110 and 115 School Street, Hyannis – Map 326 Parcels 121 & 125**

Marine Storage – *request to continue to May 17, 2023*

Chair Cheryl Powell reads email from Applicant, Stuart Bornstein into record for request to continue this matter.

Chair Cheryl Powell entertains a motion to continue to May 17, 2023, moved by Laura Cronin, seconded by Jack Kay,

**Vote:**

**Laura Cronin - aye**

Jennifer Hinckley Needham – aye  
Matt Clark - aye  
Tom Doherty - aye  
Jack Kay - aye  
Cheryl Powell - aye

**Frederick Kline d/b/a Moonshine Leather Co. – 580 Main Street, Hyannis – Map 308 Parcel 073-001**  
Awning and Painting

Anya Kline, representing for Moonshine Leather in attendance. Explains the proposal. - new awning and repaint the front of store.

Chair Cheryl Powell confirms the color, Tudor Ice.

Anya Kline confirms colors for awning pacific blue and paint color.

Tom Doherty asks if retractable awning?  
Anya Kline, not retractable.

Laura Cronin asks if currently striped?  
Anya Kline, yes, red and yellow colors now – existing.

Tom Doherty clarifies the color of the proposed awning.

Laura Cronin states that the sign now was approved by Commission previously.

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

**Chair Cheryl Powell closes public comment.**

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

Vote:

Jack Kay - aye  
Tom Doherty - aye  
Matt Clark - aye  
Jennifer Hinckley Needham - aye  
Laura Cronin - aye  
Cheryl Powell - aye

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for application at 580 Main Street as described in the submitted materials, seconded by Tom Doherty,**

Vote:

Laura Cronin - aye  
Tom Doherty - aye  
Jennifer Hinckley Needham - aye  
Matt Clark – aye  
Jack Kay - aye  
Cheryl Powell - aye

**Lynn Mitchell d/b/a Mrs. Mitchell's Gifts – 362 Main Street, Hyannis – Map 327 Parcel 003**  
Exterior Renovations and Painting

Lynn Mitchell in attendance. She gives an explanation. Owner of Mrs. Mitchell's gifts. This is for the rear entrance to the shop, Abuts Alberto's Restaurant. Back of building needing repair. Shows pictures of existing, Exhibit A. Rotting and leaking now. In need of repainting as well. Bus tours drop off back here and is important to maintain a good look. Would like to remove all plywood and rotted wood and install Azek in white, entrance doors. Boards will go horizontal across the back, top also Azek material. Sign

will remain the same. White on top, white encasing the windows. Hardy Plank material. Shows the color - like to do, neutral tan color, will go with the white. Would like the tan with the white. Samples shown and passed around. Also build a pergola with pressure treated wood, refers to image in packet, Exhibit B. Will come out to the shed, specs per proposal. Sitting area for people waiting for buses and waiting for the restaurant. May eventually come back for benches and/or seating. Will probably keep the wood for pergola in it's natural state.

Discussion regarding the area and the parking at this entrance. Doors will remain the same.

Jack Kay – the shed improved as well?

Lynn Mitchell, yes will do this on both sides to finish all the way across.

Town Council Liaison Betty Ludtke, likes how application e presents how will look. Will you be blocking the sign though?

Lynn Mitchell, measured and will be seen better from far away.

Town Council Liaison Betty Ludtke, greenery on the awning? Fabrics?

Lynn Mitchell, probably flower pots. Some of this is getting repaved anyway. Will get leveled out, no more sink hole issues. She will be splitting the cost with Alberto's.

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

Cornelius Cawley thinks good to revitalize this.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for Findings, moved by Jack Kay to find this application to be compatible with the preservation and protection of the District, at 362 Main Street, seconded by Tom Doherty,**

**Vote:**

**Jack Kay – aye**

**Tom Doherty – aye**

**Matt Clark – aye**

**Jennifer Hinckley Needham – aye**

**Laura Cronin – aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Laura Cronin, to issue for application at 362 Main Street, Map 327 Parcel 003 as described in the submitted materials, seconded by Matt Clark,**

**Vote:**

**Laura Cronin – aye**

**Tom Doherty - aye**

**Jennifer Hinckley Needham - aye**

**Matt Clark - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**John Carey (for Mark Snider) – 27 Pleasant Street, Hyannis – Map 327 Parcel 124**

**Sign**

John Carey in attendance. He gives an explanation of the proposed sign. White with sand colored letters. He refers to picture, Exhibit C. Can put fixtures for lighting on ground? Would like to have lighting.

Jim Kupfer, lighting, up lighting is allowed. Need to be considerate of abutting properties so does not spill onto abutting properties.

Tom Doherty confirms what the parking lot is now – gravel.

John Carey, will be new gravel. Natural Cape Cod stone.

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

Jim Kupfer, material for up lighting or what would you use?

John Carey, will be buried and not visible, will not see the fixture.

Town Council Liaison Betty Ludtke, likes the subtlety of the sign. Likes the gravel.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find to be compatible with the preservation and protection of the District at 27 Pleasant Street, as described with the up lighting by the Planning Board Dept., seconded by Matt Clark,**

**Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jennifer Hinckley Needham to issue for the application at 27 Pleasant St, Map 327 Parcel 124 as described in the submitted materials and according to the motion with the Findings with working with Planning & Development Staff for the up lighting, seconded by Laura Cronin,**

**Vote:**

**Laura Cronin - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Tom Doherty – aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Laura Cronin would like to suggest doing a meeting about signage and things that are not appropriate. There are a lot of neon and flashing neon signs at night. These would not be approved by HHDC. Doing a form to identify them, to see if can get them into compliance, possibly look a little more historic.

Chair Cheryl Powell – there is a form – The Building Commissioner came prior and had made up a form. This would be sent to people/business owners and then procedurally will go to the Building Dept. May 20, 2020, met and worked on lessening restrictions for temporary COVID signage and take out.

Jennifer Hinckley Needham agrees. Tom Doherty agrees.

Jack Kay asks, do we have a code compliance?

Chair Cheryl Powell, enforcement goes to Building Dept.

Laura Cronin, needs to be more historic, sign ordinance does have some of the acceptable guidelines for HHDC.

Jim Kupfer, HHDC is the reviewing arm. Building Dept. is the enforcement. They respond through identification of such and for review.

Town Council Liaison Betty Ludtke, clarifies about neon signage?

Laura Cronin, some previous neon signs were accepted.

Town Council Liaison Betty Ludtke likes the neon signage, easy to see if open.

Jim Kupfer, it would be reviewing signage that avoided coming to the HHDC as opposed to the guidelines, these are suggested not an ordinance. Pg. 13 of the ordinance talks about neon/open may be permitted, LED fluorescent are prohibited. The ones that have avoided the process could come before HHDC.

Chair Cheryl Powell explains how the form for enforcement and Bldg. Dept. works. Suggests maybe do a group and go around and try to identify – as long as no quorum.

Tom Doherty volunteers.

Town Council Liaison Betty Ludtke thinks a good idea. Some window fronts are good and some are tacky.

Discussion – signage review and new design guidelines - As working on the design guidelines, go around and ask people. Interesting to see how much neon costs.

Laura Cronin, Tom Doherty and Matt Clark are interested.

Matt Clark, three different tiers of neon. A lot of signage like this just coming up and being used.

#### **Other Business**

Approval of April 19, 2023, draft minutes

**Chair Cheryl Powell entertains a motion to approve the draft minutes off April 19, 2023, moved by Tom Doherty, seconded by Jennifer Hinckley Needham,**

#### **Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

Jim Kupfer, May 17<sup>th</sup> is also meeting - maybe change meeting to 5:30? Then adjourn and go to the other meeting.

Chair Cheryl Powell suggests 5:30 p.m. for May 17, 2023, meeting.  
Laura Cronin cannot attend.

Next HHDC meetings scheduled for May17, and June 7, 2023

#### **Adjournment**

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

#### **Vote:**

**Laura Cronin - aye**

**Jennifer Hinckley Needham - aye**

**Tom Doherty – aye**

**Jack Kay - aye**

**Matt Clark - aye**  
**Cheryl Powell - aye**

The meeting ended at 7:28 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 - Lynn Mitchell d/b/a Mrs. Mitchell's Gifts – 362 Main Street, Hyannis – Map 327 Parcel 003  
**Exhibit B** – Pictures - Lynn Mitchell d/b/a Mrs. Mitchell's Gifts – 362 Main Street, Hyannis – Map 327 Parcel 003  
**Exhibit C** – Pictures - John Carey (for Mark Snider) – 27 Pleasant Street, Hyannis – Map 327 Parcel 124

APPROVED