



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

**MINUTES**  
**August 2, 2023**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Matt Clark, Tom Doherty, Jennifer Hinckley Needham, Kevin Matthews

**Members Absent:** Laura Cronin and Cornelius Cawley

**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, August 2, 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**

Kevin Matthews  
Jennifer Hinckley Needham  
Matt Clark  
Tom Doherty  
Jack Kay  
Cheryl Powell

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

**Updates**

- Trainings - Code of Ethics reminder by Chair – August 29<sup>th</sup> is deadline.
- Awards
- Correspondence

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

**New Business**

Sofia Bailey d/b/a Nola Jewelry – 569 Main Street, Unit D1, Hyannis – Map 308 Parcel 001  
Sign

Chair Cheryl Powell entertains a motion to continue to next meeting, August 16, 2023,

**Roll Call Vote:**

Jack Kay – aye  
Tom Doherty - aye  
Matt Clark - aye  
Kevin Matthews - aye

Jennifer Hinckley-Needham - aye  
Cheryl Powell - aye

**Minor Modifications**

**Wayne Kurker – 77 Pleasant Street, Hyannis – Map 327 Parcel 118**

Chimney removal

Moved out of order to first application.

Wayne Kurker in attendance. Has moved the house at 77 Pleasant Street and working on it. The chimney has to come down, cannot keep the chimney, not safe. He refers to pictures of the chimney/house. Would like to replace with faux chimney.

Chair Cheryl Powell – gives a history of Mr. Kurker coming back several times and getting a Certificate of Appropriateness for moving the house.

Chair Cheryl Powell reads letter into record; letter dated March 13, 2023, from Ted Greenlaw PE, Exhibit A.

Tom Doherty, was the chimney connected to a fireplace?

Wayne Kurker, yes, but not connected and fireplace fell through the floor. It will only look the same from the outside.

Chair Cheryl Powell opens public comment.

Jim Kupfer, Decision would be a modification to the 2019, Decision, Condition No. 7 to be a faux chimney as opposed to original.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty that the Commission find to be compatible with the preservation and protection of the district, for 77 Pleasant Street with the regard to the 2019 Decision, Certificate of Appropriateness that was granted and Condition No. 7, as presented, seconded by Jack Kay,**

**Vote:**

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

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Jack Kay to issue for the application at 77 Pleasant Street, with regard to 2019 Decision as approved, Condition No. 7, seconded by Tom Doherty,**

**Vote:**

**Kevin Matthews - aye  
Jennifer Hinckley Needham - aye  
Matt Clark - aye  
Jack Kay - aye  
Tom Doherty - aye  
Cheryl Powell - aye**

**Other Business**

Downtown Hyannis Design Guidelines

Tim Love, Utile in attendance. Draft document review. Presentation shown.

Jim Kupfer, Planning Board (PB) has played a similar role and Monday night offered support and to put out to public for comments.

Tim Love, regulations and guidelines. Zoning is there. Form based code. Private properties. Separate regulations vs. guidelines. Language to be as such. Work from zoning to make the guidelines. Some things aren't in zoning at all. Frontage should be in

guidelines. Building parking lots, site and landscape considerations. Map showing where applied for Hyannis Main Street Waterfront Historic District Commission (HHDC) and for PB outline. Both PB and HHDC will use the same for consistency. Building design regulations, parking design regulations, site and landscape regulations. Massing, façade length and rhythm. Alignment, longer than 50 ft., will need a break. Different roof forms offset at least 7 ft. Scale in the district. Colors, materials, fenestration, frontage zones. Building body colors vs. trim. No vinyl windows. How a waiver would work. Parking. Regulation of. Parking design guidelines. Plant species. Roof types and façade treatments. Shop fronts. No aluminum. Overview.

Jim Kupfer probably a month for public to make comments.

Chair Cheryl Powell, black and white trim color scheme?

Jim Kupfer, final draft will say different shades of white for trim and black for shutters and doors.

Historic New England color chart.

Matt Clark, shop fronts – recessed door entryways, didn't see that in the regulations addressed.

Tim Love, fronting means from back of the building to sidewalk. Haven't addressed overhang vestibules in buildings, probably allowed per zoning guideline.

Jim Kupfer, doesn't expressly state that type of construction.

Tim Love, usually entries are pushed back, maybe put in guidelines with minimum dimensions.

Kevin Matthews, this is probably community policing issue, but should probably have a setback amount. If brought up maybe discuss at that time.

Tim Love, maybe have a middle ground and some dimensions.

Tom Doherty, lighting? Not a lot of info for this.

Tim Love, lighting. Have language about appropriateness.

Jim Kupfer, did add some language for site considerations, pg. 42, under section e. Also pg. 45, talking about public spaces. Seasonal, safety and security, light levels. Light pollution. Public space on Main Street. Buildings right up to sidewalk, plant street trees and Town maintains.

Tom Doherty, wall art?

Jim Kupfer, designs in public spaces. Pg. 42 to 45. This is public space consideration as opposed to developer coming in.

Kevin Matthews, regulations for colors are hard and fast, clarifies. Wall art are more like guidelines. Can distinguish between regulations and guidelines. Confirms grandfathered in for existing.

Chair Cheryl Powell clarifies have existing buildings so can work with people moving forward. Flexibility and take away the rigidity. Colors.

Jim Kupfer, as of now, whatever is in existence, they can repaint as they have, but if want to paint one not painted have to get approval. Case by case basis.

Tim Love, Commission can grant a waiver.

Jack Kay, zero lot line, can have canopies projecting over the public way?

Jim Kupfer, yes potentially could do if granted. Zoning is continuing, just expanding to East Main Street and the area there. Zero setbacks isn't new.

Discussion re coverings.

Tom Doherty, solar panels in the document? Storage, allowed/units?

Jim Kupfer, not allowed in the harbor district. Self storage is prohibited. Don't specify other types of storage. This is zoning.

Jim Kupfer, if HHDC would make a motion to recommend going forward for public review. Then can provide that both PB and HHDC has reviewed.

Chair Cheryl Powell, asks, if we will get to see the final changes.

Kevin Matthews clarifies the process to make comment.

**Chair Cheryl Powell makes recommendation to support moving forward for public review and comments, seconded by Kevin Matthews,**

**Vote:**

**Jack Kay – aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Approval of June 21, 2023 draft minutes

**Chair Cheryl Powell entertains a motion to approve, moved by Jack Kay, seconded by Tom Doherty,**

**Vote:**

**Jack Kay - aye**

**Tom Doherty – aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

Approval of July 5, 2023, draft minutes

Jennifer Hinckley Needham - not here for July 5<sup>th</sup> 2023, meeting.

**Chair Cheryl Powell entertains a motion to approve, moved by Jack Kay, second by Tom Doherty,**

**Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

Next HHDC meetings scheduled for August 16 and September 6, 2023

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, second by Jack Kay,

Vote:

Jennifer Hinckley Needham - aye

Matt Clark - aye

Kevin Matthews - aye

Tom Doherty - aye

Jack Kay - 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** - Letter re: Wayne Kurker – 77 Pleasant Street, Hyannis – Map 327 Parcel 118 - Chimney removal