



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

**MINUTES**  
**February 2, 2022**  
**6:30 p.m.**

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

**Members Absent:** Jack Kay and David Sorensen

**Staff Present:** Karen Herrand, Principal Assistant, and James Kupfer, 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, 2<sup>nd</sup> Floor **6:30 P.M.** on Wednesday, February 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**

Mark Despotopulos  
Cecelia Carey  
Betsy Young  
Cheryl Powell

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

**Updates**

- Trainings
- Awards
- Correspondence

Chair Cheryl Powell – information on the Local Comprehensive Plan (LCP) - will come back to this at end of meeting/matters not anticipated.

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

**New Business**

**Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061**

New siding

Elizabeth York, in attendance, Executive Director of Cape Cod Maritime Museum (CCMM). She gives an explanation of monies received for the bldg. – paint does not match. Granted a match grant to make color unified on the bldg. Exhibit A, sample of the paint color passed around.

Betsy Young asks for clarification of the siding, will be grey, material and color.

Elizabeth York replies the paint match for the siding – this is how looked like as painted over wood.

Jim Kupfer clarifies bldg./wood.

Elizabeth York refers to the photos submitted, Exhibit B. The color they want to use is not in stock, but the Castlestone is the closest. Tried to keep as close to Historic New England color guide, Melville Historic, Exhibit C/color chart.

Betsy Young asks about vinyl siding not allowed in the District.

Cecelia Carey – pre existing, put on in the '70's.

Jim Kupfer vinyl siding is not recommended, this location has been several different materials over the years. Refers to Staff Report, Exhibit D – paint front siding to match.

Elizabeth York, that was our original idea, but company put in for whole bldg. so we can afford and would like it not to be mismatched.

Jim Kupfer concrete foundation to be painted?

Elizabeth York, yes, a cinder block, refers to Exhibit B – This will be painted white, this area gets very hot/south facing. Would like to keep cool as possible.

Town Council Liaison Kristine Clark in attendance.

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

Betsy Young vinyl siding is not acceptable – but is this quality vinyl siding? Only to be replaced on one side?

Elizabeth York replies that this company specializes in homes that specifically get warm. The vinyl on it now is melting with the sunlight. This should last a long time, built to be baked by the sun. Replacing the south side with vinyl and the other sides painted to match.

Chair Cheryl Powell refers to Staff Report, Exhibit D, *“Commission may wish to confirm the vinyl shall be replaced on all sides at once, and not phased over time. Also the application indicates a color scheme similar to the freestanding sign that exists today. The Commission may wish to confirm that all exterior signage will be updated and painted at once with this application and is intended to match the existing freestanding sign.”*

Cecelia Carey agrees with Betsy the pre existing vinyl is fine with her. Off Main Street and this bldg. on a slope so not obvious view.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Betsy Young that this application is compatible with the preservation and protection of the District, seconded by Mark Despotopulos,**

**Vote:**

**Cecelia Carey – aye**

**Betsy Young – aye**

**Mark Despotopulos – aye**

**Cheryl Powell – aye**

**Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness (COA), moved by Mark Despotopulos to issue for the application at 135 South Street as described in the submitted materials, seconded by Cecelia Carey,**

**Vote:**

**Betsy Young - aye**

**Cecelia Carey - aye**

**Mark Despotopulos – aye**

**Cheryl Powell - aye**

**Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061**

**Sign**

Elizabeth York in attendance. Passes around some pictures of the proposed sign, Exhibit E, looking to repaint with similar color scheme. Blue and white lettering.

Betsy Young clarifies where sign will go and repainting of.

Elizabeth York confirms the colors, red and blue – not a logo.

Jim Kupfer also clarifies that the color scheme will be that of the free standing 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 Betsy Young to find this application to be compatible with the preservation and protection of the District, seconded by Cecelia Carey,**

**Vote:**

**Mark Despotopulos - aye**

**Cecelia Carey - aye**

**Betsy Young - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, (COA), moved by Cecelia Carey to issue for the application at 135 South Street as described in the submitted materials, seconded by Betsy Young,**

**Vote:**

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

**CB Perkins Cigar Lounge & Bar – 649 Main Street, Hyannis – Map 308 Parcel 134**

Sign and Flag

No one in attendance for this matter.

**Chair Cheryl Powell entertains a motion to continue this matter to the next meeting, moved by Cecelia Carey to continue the application for 649 Main Street to the next meeting of February 16, 2022, seconded by Mark Despotopulos,**

**Vote:**

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

Jim Kupfer gives an update for the Local Comprehensive Plan (LCP). Two year process. Looking for people to get involved. Application on line. Dropped off at several town buildings as well. Feb. 21<sup>st</sup> will see how the effort is going. Memo distributed. All types of people and geographically from all of the villages, the goal is to get diversity.

Chair Cheryl Powell confirms no more than 17 people, minimum of 9 and no more than 17.

Betsy Young asks about commitment.

Jim Kupfer replies proposed to be once a month, may be more.

Chair Cheryl Powell reads from LCP Memorandum – *“The Committee shall be constituted and appointed by the Town Manager. Due to the importance and far-reaching impacts of the work to be undertaken by the Committee, the Town Manager will request that all appointments to the Committee be ratified by the Town Council. The following will be considered when selecting appointees: The Committee shall include residents from each and all of Barnstable’s seven villages. In addition to No. 1 above, resident representation from Boards/Committees/Commissions, including but not limited to the following will be prioritized:*

- a. *Planning Board*
- b. *Conservation Commission*
- c. *Historical Commission/Old Kings Highway/Hyannis Historic*
- d. *Housing Committee*
- e. *Board of Health*
- f. *School Committee*
- g. *Airport Commission*
- h. *Zoning Board of Appeals*
- i. *Youth Commission - The LCP will set out a vision for growth and development, land use, infrastructure, and resource protection for this distinctive community and its seven villages, as well as a targeted action plan to guide the Town’s future work and resource allocation.”*

Chair Cheryl Powell did apply. Only one Commission that serves all 7, and that’s Barnstable Historic Commission (BHC), they took this stand that they cover all 7. As stated at Town Council.

Town Council Liaison Kris Clark. Should you be chosen you could represent this/your Commission. Will be public meetings and have public input.

Jim Kupfer, these are all active public workshops. This is to seek input from the whole community, even if not a member of a committee so many ways to get involved in the process.

Town Council Liaison Kris Clark, when not an official member of that committee but choose to come to the meeting, this carries more weight because you care enough to go to the meeting – stay engaged is most important.

Cecelia Carey - question about Town Council Agenda and grant for HHDC from the State, \$37,500 was the amount, to rewrite design and infrastructure plan.

Jim Kupfer will get materials/information for that and send out to all. Updated supplemental guidelines. Will send out first thing in the morning to Commissioners.

**Matters not Reasonably Anticipated by the Chair**

**Other Business**

**Approval of January 5, 2022, draft minutes**

Chair Cheryl Powell entertains a motion to continue to next meeting, February 16, 2022, no quorum to vote on these.

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Mark Despotopoulos,

**Vote:**

**Cecelia Carey – aye**

**Betsy Young – aye**

**Mark Despotopoulos – aye**

**Cheryl Powell – aye**

**Next HHDC meetings scheduled for February 16th and March 2, 2022**

**Adjournment**

The meeting ended at 7:10 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** - Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061 - New siding: paint color sample

**Exhibit B** – Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061 - New siding: photos

**Exhibit C** – Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061 - color chart

**Exhibit D** – Staff Report

**Exhibit E** - Cape Cod Maritime Museum – 135 South Street, Hyannis – Map 326 Parcel 061 – Sign: pictures of existing and proposed

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