



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

MINUTES
July 20, 2022
6:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Mark Despotopoulos and Tom Doherty

Members Absent:

Staff Present: James Kupfer, Senior Planner, and Jennifer Engelsen, Office Manager, 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, 2nd Floor **6:30 P.M.** on Wednesday, July 20, 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 Despotopoulos
Tom Doherty
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

Chair Cheryl Powell informs members that the Marina Atsalis award did not pass. Chair Cheryl Powell shares with the members that Zoom meetings have been extended to March 2023. The commission decided to keep meeting in person for the summer and will revisit later to possibly change to zoom. Commissioner Kay would like to have zoom meetings in the winter when he is not available for in person.

Continued Business

Brazilian Grill – 680 Main Street, Hyannis – Map 308, Parcel 047
Renovations –

Matt Christiani with Aline Architecture presents colored renderings and elevations of the proposed additions to the commission. A single story addition to the front façade on either side of the front glass enclosure is being proposed. A brief discussion among the commissioners regarding the materials being proposed, red cedar is the preferred material. Commissioner Kay comments that the original Captain Daniel Bacon has not been preserved at all and the proposed is not appropriate for the historic district. He would like to see another option, a more conservative design that is not as modern. He does appreciate the applicant has come with many options for commissioners. Chair Powell agrees that the historic nature of the building has not been preserved and notes the options presented are an improvement overall. Commissioner Doherty feels the proposed additions will improve the property and is in agreement with Commissioner Kay that going back to a more historic appearance will not work. The applicant may have to go through Site Plan Review after they received HHDC's approval due to the addition being close to the street.

Jim Kupfer notes that the application had a few omissions and suggests the matter is continued to the next meeting and the applicant returns with an improved design. Overall, a great submission that needs some tweaking. Commissioner Kay will provide Jim with some ideas that he would like to see for this property.

Chair Cheryl Powell opens for Public Comment - none. Chair Cheryl Powell closes the public hearing.

Chair Cheryl Powell entertains a motion to continue to next meeting, August 3, 2022, moved by Mark Despotopulos, seconded by Tom Doherty,

Vote:

Jack Kay – aye

Tom Doherty – aye

Mark Despotopulos – aye

Cheryl Powell – aye

New Business

Harborview Hotel Investors LLC – 213 Ocean Street, Hyannis – Map 326 Parcel 035/00A

Windows, doors, siding, roof and railings

Greg Siroonan, Rescom Architectural Inc presents plans to repair the hotel after fire damage last year. The scope of work includes repair and renovation to the roof, siding and windows. Existing deck railings will be replaced to bring up to code and will be a white composite. Historic approved materials will be used to tie into existing. Improvements for ADA accessibility for stairs and elevators will be done. New window system will have air conditioner unit on the inside. Commission pleased with presentation. Mr. Siroonan asks about handicap access to the restaurant attached to the hotel from Ocean St. They would like to remove that access (access will be available to the restaurant from another area) and landscape. The commission suggested they contact the Building Department for guidance. Provided Building is ok, the application could be amended because from a historical perspective, not needed. Mr. Siroonan asks if this commission requires the approval solar panels should the hotel decide to install them and the response is yes.

Chair Cheryl Powell opens for Public Comment - none. Chair Cheryl Powell closes the public hearing.

Chair Cheryl Powell entertains a motion on the Findings, moved by Jack Kay to find this application to be compatible with the preservation and protection of the District as amended for removing handicap access to restaurant, seconded by Mark Despotopulos,

Vote:

Tom Doherty - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Mark Despotopulos to approve the application at 213 Ocean Street, Hyannis as described in the submitted materials, amended for removing handicap access to restaurant, seconded by Jack Kay,

Vote:

Tom Doherty - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of July 6, 2022, draft minutes

Chair Cheryl Powell entertains a motion to accept draft minutes of July 6, 2022, moved by Jack Kay, seconded by Tom Doherty,

Vote:

Tom Doherty - aye

Mark Despotopulos - aye

Jack Kay - aye

Cheryl Powell - aye

Next HHDC meetings scheduled August 3, 2022

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Mark Despotopulos, seconded by Tom Doherty,

Vote:

Jack Kay - aye

Tom Doherty - aye

Mark Despotopulos - aye

Cheryl Powell - aye

The meeting ended at 7:25p.m.

Respectfully submitted

Jennifer Engelsen

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>

APPROVED