



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

**MINUTES**  
**September 21, 2022**  
**6:30 p.m.**

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

**Members Absent:** None

**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, September 21, 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**

There is a 4 minute delay. Waiting for quorum, need one member to show.

**Attendance Roll Call**

Tom Doherty

Mark Despotopoulos

Jack Kay

Cheryl Powell

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

Town Council Liaison Jeff Mendes from Precinct 8 in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**New Business**

**GCP Main LLC d/b/a 201 Main Parking – 201 Main Street, Hyannis – Map 327 Parcel 150**  
Signage

Owen McCoubrey in attendance. He gives an explanation of the project. The old Cascade Motor Lodge. Parking lot to be here. Parking signs being proposed and QR code and entrance sign

Tom Doherty, any future plans to develop the property, clean up to be done? Placement?

Owen McCoubrey replies, main focus now is the Main Street corner. Northeast corner, 4 total signs, 3 pay here and one entrance. He refers to pictures, Exhibit A and the different views. No parking signs off Main Street.

This will most likely become housing where the hotel is.

Mark Despotopulos, how long will be parking lot before developing?  
Owen McCoubrey, at least a year.

Tom Doherty confirms that it will be for Ferry parking. This is the impression of Hyannis. This is overgrown and doesn't look good. Bad impression. Would like to see the area cleaned up.

Owen McCoubrey replies will take into consideration for clean up.

Jack Kay confirms that none of the presented signs are here now? Poles do exist on the street?

Jim Kupfer, there is one existing parking sign here now, a hanging overhead sign.

Mark Despotopulos, the 24 x 36 will be newly erected signs – clarifies.

Town Councilor Liaison Jeff Mendes asks about lighting?

Owen McCoubrey, there is one existing light that shines over the parking lot currently.

Mark Despotopulos, lighting for insurance purposes, is that enough?

Jack Kay asks about surface of parking lot? Striping?

Owe McCoubrey, yes for now it won't change. There will not be any striping at this time.

Chair Cheryl Powell asks about the number of signs - Reference to the Staff Report, Exhibit B.

Jim Kupfer, display, no indication of location and number. A specified location and number would be appropriate. Lighting is pre existing, do have a special permit from previously. Can look at the lighting for safety etc.

Chair Cheryl Powell, may have to come back regarding lighting.

**Chair Cheryl Powell asks for public comment.**

Wayne Kurker in attendance. Asks if Applicant can ask about manicuring in the meantime and painting.

Owen McCoubrey will speak to his boss, who owns the property.

Jack Kay, does Planning have any usage requirements for this, also to make it look appropriate?

Jim Kupfer, yes, Building and Board of Health. The only change, wheel stops, can reach out to other departments and have them look at the site. Trash issues would be Board of Health. The signage is what is before the Commission tonight.

Owen McCoubrey explains that it was offered for Ferry parking, separate from the hotel.

Chair Cheryl Powell, does the signage exceed what is allowed?

Jim Kupfer – need full number of how many signs will be within the space.

Jack Kay, ADA requirement, should be part of signage package.

Jim Kupfer will speak to Bldg. Commissioner about ADA requirement.

Wayne Kurker asks what HHDC's purview is for this? Allowed to look at general aesthetics?

Chair Cheryl Powell, we have certain things before us at this time.

Jim Kupfer, yes, what is being proposed is not a development, it's a signage package. Commissioners do have valid points, health safety, all valid but just signage is what is before them tonight.

Wayne Kurker – nothing wrong with doing some basic landscape and some lighting.

Town Councilor Liaison Jeff Mendes, asks if own the property – highly suggests doing some landscaping there.

Jim Kupfer, there is a Welcome to Hyannis sign there as well, anything Applicant can do to make it improved and look better.

**Chair Cheryl Powell closes public comment.**

Jack Kay doesn't think complete signage package, need compliance with ADA, should include this to have accessible parking stalls, cannot be part of gravel parking lot. Needs to be included.

Jim Kupfer, states a simple continuation to the next meeting, he will speak with the Applicant.

Chair Cheryl Powell will continue to the next meeting and look at the other issues.

**Chair Cheryl Powell entertains a motion to continue to the next meeting, moved by Tom Doherty, seconded by Jack Kay, Vote:**

**Mark Despotopulos - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

The matter is continued to the next meeting of October 5, 2022.

**Jack Trade, LLC d/b/a Sunnyside Restaurant - 282 Main Street, Hyannis – Map 327 Parcel 098**  
Exterior renovations

Conrad Watson In attendance. He explains the proposal/would like to upgrade the façade. Blend in with existing building, refers to the picture of Bldg., Exhibit C.

Tom Doherty states it's a pretty big space. Will side stay exactly as it is, the whole side facing parking lot, stay the same?

Conrad Watson, Yes.

Jim Kupfer, the awning will also be replaced, should put this in the Decision as well.

**Chair Cheryl Powell asks for any public comment.**

Town Councilor Liaison Jeff Mendes asks about the color combination?

Conrad Watson, Yes, see color paint chips/samples, Exhibit D.

Chair Cheryl Powell closes public comment.

**Chair Cheryl Powell entertains a motion on the Findings, moved by Mark Despotopulos to find the application to be compatible with the preservation and protection of the District, make sure awning to be added as well and email to Staff to confirm, seconded by Jack Kay,**

**Vote:**

**Jack Kay - aye**

**Mark Despotopulos - aye**

**Tom Doherty - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Mark Despotopulos to issue for 282 Main Street, as described in the submitted materials, with submission of an email to Staff confirming the awning, seconded by Jack Kay,**

**Vote:**

**Mark Despotopulos - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

77 Pleasant Street, Hyannis

Jim Kupfer explains that Mr. Wayne Kurker is looking for opinion of the Commission regarding question about a retaining wall. Mr. Kurker has/refers to materials, plan, Exhibit E. 2019 relocating a house to the front. Parking lot in rear. Approved by HHDC and then Regulatory Agreement in 2021. While constructing the retaining wall, it was flagged by Bldg. Dept. then forwarded to us. Do see comment regarding retaining wall on the plan . this is significantly along this line. Believes thoroughly discussed. The Decision refers back to this plan – a lot of discussion about relocation of house.

Item is: Whether or not do we believe that the intent to approve was to also include the retaining wall on the edge. Site plan review noted that if guardrail required Applicant would have to come back to HHDC. May be difference in height. In review of the documents, it lead to believe that was the intended design of. This is for the Chair. Applicant would need to re apply if disagreed.

Chair Cheryl Powell comments – it is an improvement. It does meet most of the criteria. Clarifies no vote for this. What is the height?

Wayne Kurker replies, 6 ft. Will be putting up about 6 ft., stops before it gets to the street. He passes out a picture of what it will look like. This project, fence line that runs back. The wall will grow as it goes up the property. Will join a wall that already exists. Pictures passed around, see Exhibit F.

Jack Kay asks if wall on his property?

Wayne Kurker, yes.

Wayne Kurker, the Housing Authority (BHA) wrote letter and asked if would put on the boundary line, so they wouldn't have to maintain landscaping. Property runs parallel to BHA. Guardrail to be made out of timber/wood. Pressure treated timber. What ever the Bldg. code is for the guardrail will be the height. Gives history of the house and property. Move to street and reside, windows (replica like). Will be resided with hardy plank. Will look good up the hill. Was told to move before the parking lot put in. It is moved now. Cars will not be visible from the street. Trees there and the house will block the vision. Got approved from Planning Board and Town Council. Will be self parking. Have had a parking lot lighting layout. Camera system installed here as well. Tenants in the building there as well. Will use for employee housing. Vegetation to be done as well.

Tom Doherty clarifies, extending the retaining wall?

Wayne Kurker in the far corner the wall will be tall. Would like to present with better looking block. Shows the plan. It will look like more of a rock wall.

Jim Kupfer, the Decision wasn't completely clear about the retaining wall being done. Applicant is saying it was and therefore already has the approvals. Some slight evidence on the previous submitted/approved plan. Site plan review and other departments talk about future guardrail may be necessary.

Tom Doherty, didn't vote, but can't see where retaining wall was discussed. Would like to see what it would look like.

Wayne Kurker would like to propose a different stone – asking to let finish building. Didn't get enough attention. Points out wall area on plan, Exhibit E.

Chair Cheryl Powell explains that Mr. Kurker has come back several times for this project. It was not easy, the moving of the historical house.

Jack Kay, asks if got permit and engineering design?

Wayne Kurker, applied for permit, went to Site Plan – then came up that not written into the HHDC Decision. Didn't really discuss this part of the project, mainly talked about the house.

Town Councilor Liaison Jeff Mendes, seems like some kind of confusion, but when have a person doing the right thing. This is a person who cares about the Town.

Chair Cheryl Powell, wording, within reason to believe that this was considered, was mainly focused on the house. Feels ok with the back wall and then come back/present to Staff, rather than come to another meeting.

Chair Cheryl Powell is happy to approve. If the Commissioner's do not have a problem with that? If changing then would have to come back to the Commission.

#### **Other Business**

Approval of August 17, 2022, draft minutes

**Chair Cheryl Powell entertains a motion to approve the draft minutes of August 17, 2022, moved by Jack Kay, seconded by Tom Doherty,**

#### **Vote:**

**Tom Doherty - aye**

**Mark Despotopoulos - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

Next HHDC meetings scheduled for October 5, and October 19, 2022

#### **Adjournment**

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

#### **Vote:**

**Mark Despotopoulos - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

The meeting ended at 7:35 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 signage - GCP Main LLC d/b/a 201 Main Parking – 201 Main Street, Hyannis – Map 327 Parcel 150  
**Exhibit B** – Staff Report – re: GCP Main LLC d/b/a 201 Main Parking – 201 Main Street, Hyannis – Map 327 Parcel 150  
**Exhibit C** – **Pictures of front of building** - Jack Trade, LLC d/b/a Sunnyside Restaurant - 282 Main Street, Hyannis – Map 327 Parcel 098  
**Exhibit D** - Paint color samples - Jack Trade, LLC d/b/a Sunnyside Restaurant - 282 Main Street, Hyannis – Map 327 Parcel 098  
**Exhibit E** – Plan – 77 Pleasant Street, Hyannis  
**Exhibit F** – pictures/photos of area - 77 Pleasant Street, Hyannis

APPROVED