



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

MINUTES
April 2, 2025
6:30 p.m.

Members Present: Cheryl Powell, Tom Doherty, Cornelius Cawley, Laura Cronin, Kevin Matthews, Conrad Watson

Members Absent: Jack Kay, Matt Clark, Jeniffer Hinckley Needham and Peri Wentworth

Staff Present: Corey Pacheco, Senior Planner and Karen Pina, Principal Assistant, Planning & Development Dept. in attendance. Assistant Town Attorney Allison Cogliano

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, April 2, 2025.**

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

Please silence your cell phones

Call to Order

Attendance Roll Call

Conrad Watson
Kevin Matthews
Cornelius Cawley
Laura Cronin
Tom Doherty
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Charles Bloom in attendance. Sarah Korjef in attendance. Allison Cogliano, Assistant Town Attorney in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

New Business

Daniel Smith d/b/a Smith Family Popcorn – 541 Main Street, Hyannis – Map 308 Parcel 130
New Main Entry Door

Daniel Smith d/b/a Smith Family Popcorn – 541 Main Street, Hyannis – Map 308 Parcel 130
Sign

Both Applications heard together: Daniel Smith in attendance. He gives an explanation of the changes to the Beer Garden. Putting in sprinkler system so can get entertainment inside. Becoming more entertainment venue as well as restaurant. Have to change main entry door to allow more people to exit in case of emergency. Double door. Black.

Sign – Changing the name to Neptune's. Have 3,000 sq. ft. of inside space. They are doing more inside business, new bar. Want to do more year round. Beer Garden name is limited. Black background with white lettering. Carved. Still keeping the Smith Family Popcorn business. Will partner with food trucks to keep varied.

Commissioner's all comment in favor of the business and how it looks and does. Discussion regarding live entertainment.

Daniel Smith, will have outside entertainment from 6 to 9. Band or DJ later after 9 inside.

Chair Cheryl Powell reads in correspondence received from Echo Salon email letter dated March 22, 2025, from Brendon & Silvana Bricklin.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find the application for new door and new sign to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Tom Doherty - aye

Laura Cronin - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness – both applications, moved by Cornelius Cawley for new door and signage at 541 Main Street, to issue for as described in the submitted materials, seconded by Tom Doherty,

Roll Call Vote:

Laura Cronin - aye

Tom Doherty - aye

Kevin Matthews - aye

Cornelius Cawley - aye

Conrad Watson - aye

Cheryl Powell - aye

Presentation

Sarah Korjeff – Workshop on Public Art in Local Historic Districts. Sarah Korjeff from Cape Cod Commission workshop/presentation: Exhibit A.

Opportunities and Challenges.

Legal Issues.- Art is subjective, first amendment protected speech. Decisions must be content neutral. Regulate time, place and manner only. Create guidelines to avoid arbitrary and capricious decisions.

Basis for Public Art/Mural Guidelines

Content Neutral review. Purposes of Historic District. Character defining features of district. Historic significance.

2011 Map shown – Basis for Public Art/Mural – areas shown in pink and red where there are more significant historic areas.

Best Practices – Historic features should be unaltered. Historic features should not be covered up.

Examples of regulation or guidelines – Historic District Criteria – Art Commission, subject to same. Project's relationship, placement within, streetscape or landscape. Physical impact on materials. Height, scale, and massing as it relates to historic setting.

Virginia Main Street Guidelines – Mural sample guidelines. Sign vs. art.

Kentucky – Color coded map. Areas have different levels and broken up.

Milwaukee – elevations, size, limit on building. Not permitted on unpainted masonry or wood.
Hyannis – identify places where would discourage. High significance historic buildings. Front facades, street facing facades, facades with architectural details. Residential areas, key historic spaces, historic core area.
Encouraged places non historic commercial buildings, buildings outside historic core area. Size limitations. Limit neon colors, lighting, prohibit videos, damage to historic materials.

Town Assistant Attorney Allison Cogliano makes comment on colors and content neutral and neon colors.

Discussion regarding areas where can have types of art.
Sample Buildings to consider. National Register, historic significance. Historic residential. Non historic building.

Discussion – possible next steps. Engage a preservation consultant. Consult the Cape Cod Commission to comment/consult on draft guidance regulation.

Chair Cheryl Powell have a working group. Last step will go to Town Attorney. This presentation is for public art.

Kevin Matthews, should start with these parameters. The draft we have now is too broad. This is good presentation for public art. Ad hoc committee can take a look at this.

Tom Doherty, how get preservation consultant?

Corey Pacheco, we can consult with someone, depending on cost, how to approach.

Chair Cheryl Powell, want to make sure works for all types of art, as well as how applies in historic district.
This presentation helped very much.

Matters not Reasonably Anticipated by the Chair

Laura Cronin – can we ask the Business Improvement District (BID) to send a reminder about the new guidelines and let them know and send reminder out to groups in the area?

Approval of Draft Minutes - March 19, 2025

Chair Cheryl Powell entertains a motion to approve, moved by Kevin Matthews, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley - aye
Laura Cronin - aye
Tom Doherty - aye
Kevin Matthews - aye
Conrad Watson - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for April 16 and May 7, 2025

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley – aye
Conrad Watson - aye
Kevin Matthews – aye
Tom Doherty - aye
Laura Cronin - aye
Cheryl Powell - aye

The meeting ended at 7:29 p.m.

Respectfully submitted,
Karen Pina

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 - Sarah Korjeff – Workshop on Public Art in Local Historic Districts - presentation

APPROVED