



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

MINUTES
March 1, 2023
6:30 p.m.

Members Present: Cheryl Powell, Laura Cronin, Mark Despotopulos and Tom Doherty

Members Absent: Jack Kay

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, 2nd Floor **6:30 P.M.** on Wednesday, March 1, 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

Laura Cronin

Tom Doherty

Mark Despotopulos

Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Town Councilor Jeff Mendes in attendance. Town Council Liaison Betty Ludtke in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Town of Barnstable Planning & Development Dept. - approximate locations; 328, 386, 438, 462, 514 and 612 Main Street, Hyannis - continued from January 18, 2023, February 1, 2023 and February 15, 2023

6 modular parklets

Kyle Pedicini in attendance. He gives an explanation/history of the application. Looks, have some changes. Refers to renderings/pictures of some other options/new looks. Bike rack revised and sail looks. Not asking for 6.

Tom Doherty, asks about shrubbery. Business Improvement District (BID) will maintain. Would be willing to test for a season and then come back for another season. See how they work out.

Mark Despotopulos, yes, do one season and see how goes. Likes the wood slat style.

Laura Cronin, designs are a definite improvement. Concern with them on Main Street and taking up parking areas. Maybe in another area. Seasonal will still be an issue, bench seats. Concerns with parking and using up spots. Other options to use the grant for? Want to encourage walkability. May create more traffic issues. Option to change per the route? There are other lots.

Tom Doherty, if became a problem, would be taken down?

Kyle Pedicini, they are flexible and are easy to remove if there are any problems.

Chair Cheryl Powell likes test for one season and then come back for review.

Tom Doherty, grant info was very confusing. Make it to 3 possibly? Two way traffic may be a problem, moving forward. Confirming maintained by the BID.

Kyle Pedicini, it's for other uses, crosswalks etc. Possibly could do 3. Would do black, but open for suggestions. Frame would be black steel, and one option would have wood slats.

Chair Cheryl Powell confirms, not multi colored. Two way traffic coming yet?

Jim Kupfer, nothing formalized about two way traffic yet.

Discussion regarding pictures/renderings of proposed styles and siding options.

Town Councilor Betty Ludtke in attendance. Prefers not to see these at all. This is outside of the bell curve. Can be a sign or a universally known object. Giving up parking is a concern. Sidewalk placement would be safer. Alignment with crosswalks. Won't have visibility, if on sidewalks might be better. Walking is better on Main Street.

Chair Cheryl Powell, area opens up onto the street?

Tom Doherty can we move to the bump outs?

Kyle Pedicini, intended to increase multi mobility, not an option to move to the sidewalks.

Jim Kupfer, grant done at the end of COVID, went to Town Council (TC) was reviewed and approved at that time. Meant to be much more than a trolley stop. This is meant to scale back and to support multi mobile access. To get awareness for the trolley. Release point as well. An opening point could be of concern. Doesn't see this as a place for a small child to be standing alone. Likes a pilot seasonal program to start with and see what works. Big program through the state. The intent is to share the street with multiple audiences.

Town Councilor Jeff Mendes in attendance. Willing to try it out. Locations are predetermined? Placement is important. If against a bump out probably better and safer.

Chair Cheryl Powell opens up for public comment.

Mark Despotopoulos, leaning toward perforated or wire mesh.

Tom Doherty, wire mesh. Safer to be next to the bump out locations.

Chair Cheryl Powell, open side concerns. Would like to see this secured regarding safety issue.

Town Council Liaison Betty Ludtke, can avoid by having opening on the bump out.

Chair Cheryl Powell likes to take this down to 3 stops from 4. Likes the flat sail.

Laura Cronin, consider using in a parking lot and only having 2 instead of 3 stops. This may encourage other locations.

Kyle Pedicine, state money for a specific purpose.

Jim Kupfer, thinks 3 would be good minimum for a pilot. If next season not liked will respond. 3 for now with potential for either 2 or 4 in the future. Grant allows for purpose of 4. If successful maybe put elsewhere in the future. Can state 3 on Main Street for pilot program.

Discussion re the grant money and use of.

Town Councilor Jeff Mendes, says can use at the beach if not liked this year, they don't have to stay on Main Street after.

Chair Cheryl Powell, no advertising?

Kyle Pedicini, No. Floor is wood plank.

Chair Cheryl Powell doesn't like losing parking spaces either. Agree to pilot.

Laura Cronin, is a sign to be placed here? Need indication for signage. Why can't we use areas not taking up parking spots?

Jim Kupfer, this is shared streets. Prioritize for Main Streets, to facilitate more multi mobile. Grant is Shared Streets initiative.

Jim Kupfer, it is up to Cape Cod Regional Transit Authority (CCRTA) to do this and present for signage, will collaborate with them. Any signage has to come to HHDC. This is the first step. Have to procure these first and get an approved design.

Betty Ludtke, this is gathering in a dangerous location. Great Streets presentations had such great data. Should be on the sidewalks, naturally large areas.

Jim Kupfer, this is temporary seating area. After pilot program, doesn't seem to work maybe can be salvaged for sidewalks, separate from what is in this grant.

Tom Doherty, barriers/barricaded and decorated nicely in Mashpee Commons, but this is not like Hyannis Main Street. Maybe a barrier with decorative protection?

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell makes a motion for the Findings; find this to be compatible with the preservation and protection of the District, adjusted accordingly; to 3 stops, no signs for advertising other than trolley which will come back to HHDC, security and safety and decorative protection, adjust to be aligned with bump outs for safety, black wire mesh, lighting will be there, this will be a pilot program to be reassessed next year, no tables, just benches, sail to be flat, black for frame and navy blue for the sail, BID to manage and to maintain, wood plank flooring placed close together, lots of flowers, and plants and decorative, seconded by Tom Doherty,

Vote:

Tom Doherty- aye

Mark Despotopoulos - aye

Laura Cronin – nay – would like 2 stops.

Cheryl Powell – aye

Chair Cheryl Powell moves to be compatible with the preservation and protection of the District for 2 stops, as amended per the previous motion on all amendments and adjustments, seconded by Laura Cronin,

Vote

Tom Doherty – aye

Laura Cronin – aye

Mark Despotopoulos – aye

Cheryl Powell - aye

Chair Cheryl Powell moves to issue a Certificate of Appropriateness as listed on the application and per amendments and adjustments per motion on the Findings, seconded by Tom Doherty,

Vote:

Tom Doherty – aye
Laura Cronin – aye
Mark Despotopoulos – aye
Cheryl Powell - aye

New Business

Marcello Mallegni d/b/a Torino Restaurant & Bar 415 Main Street, Hyannis – Map 326 Parcel 014
Roof Deck

Warren Reid in attendance. He gives an explanation of the proposed roof deck, refers to the plan, Exhibit A. Want to add sleepers, deck and the rail to the project. Not increasing seating capacity. Will be weather permitting – for 30, 768 sq. ft. Railings. Roof top vinyl siding is yellow. Grey decking material. Everything stays the same just putting roof on the deck.

Laura Cronin, door on balcony, what material?

Warren Reid, want to match like what is there now. No commercial glass aluminum. Will be all wood.

Jim Kupfer, rail system, what material?

Warren Reid, vinyl, PVC.

Town Council Liaison Betty Ludtke, likes the idea and historical style. This restaurant has done so well. Likes this addition.

Chair Cheryl Powell opens up public comment.

Tom Doherty likes it.
Laura Cronin likes it.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to be compatible with the preservation and protection of the District, for 415 Main Street for roof deck, seconded by Laura Cronin,

Vote:

Tom Doherty – aye
Mark Despotopoulos – aye
Laura Cronin – aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopoulos to issue for application at 415 Main Street as described in the submitted materials, seconded by Tom Doherty,

Vote:

Tom Doherty – aye
Laura Cronin – aye
Mark Despotopoulos – aye
Cheryl Powell - aye

Ricky Zeng for Ninja House 247 Main Street, Unit 6, Hyannis – Map 327 Parcel 246-00A
Business Signage

Ashley Chen in attendance. She explains the proposed signage. Blue awning, will have their logo on it, the Ninja for the awning. Sign to be placed on the front with Chinese lettering. Chinese writing on the left and the words Ninja House on the right. Picture of rendering referenced, Exhibit B.

Jim Kupfer, confirms letters are attached directly to building, no white background as in picture, and Ninja House on the right. The letters will be gold in color or black.

Discussion re color for letters

Chair Cheryl Powell opens up for public comment.

Town Council Liaison Betty Ludtke comments, tough location. Need to pop/stand out here at this location.

Chair Cheryl Powell entertains a motion for the Findings, moved by Laura Cronin to find this application to be compatible with the preservation and protection of the District, seconded by Tom Doherty,

Vote

**Tom Doherty - aye
Mark Despotopulos - aye
Laura Cronin – aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for 247 Main Street, with stipulation lettering be black or gold, with vinyl sides, and lettering will be on either side of the awning, seconded by Laura Cronin,

Vote

**Laura Cronin – aye
Tom Doherty - aye
Mark Despotopulos - aye
Cheryl Powell - aye**

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of February 15, 2023, draft minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of Feb. 15, 2023, moved by Laura Cronin, seconded by Tom Doherty,

Vote

**Mark Despotopulos - aye
Laura Cronin - aye
Tom Doherty - aye
Cheryl Powell - aye**

Next HHDC meetings scheduled for March 15 and April 5, 2023

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Laura Cronin,

Vote:

**Tom Doherty – aye
Mark Despotopulos – aye
Laura Cronin – aye
Cheryl Powell - aye**

The meeting ended at 8:01 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 – Plans - Marcello Mallegni d/b/a Torino Restaurant & Bar 415 Main Street, Hyannis – Map 326 Parcel 014

Exhibit B – Picture/rendering - Ricky Zeng for Ninja House 247 Main Street, Unit 6, Hyannis – Map 327 Parcel 246-00A

APPROVED