



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

MINUTES
April 5, 2023
6:30 p.m.

Members Present: Cheryl Powell, Laura Cronin, Jennifer Hinckley Needham and Tom Doherty

Members Absent: Jack Kay, Mark Despotopulos and Matt Clark

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, April 5, 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 Roll Call

Jennifer Hinckley Needham
Laura Cronin
Tom Doherty
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Betty Ludtke in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Carl Mueller d/b/a Paramount Floral – 641 Main Street, Hyannis - Map 308 Parcel 132
Exterior Patio

Carl Mueller d/b/a Paramount Floral – 641 Main Street, Hyannis - Map 308 Parcel 132
Business Sign

Carl Mueller, owner Paramount Landscaping in attendance. He gives an explanation of the proposed project. Flower shop at location and a business sign. New patio to be placed out front. Sign will go above the door on bracket against the building. Patio, granite in the front - 12 x 30. Field stone and granite top. Lights.

Tom Doherty asks what is use for the patio?

Carl Mueller, display, flowers, plants floral arrangements.

Laura Cronin, lighting materials not included in application – what will they be? Where will it be?

Carl Mueller, steel bracket, sign with lettering. Sign is metal steel bracket 9 x 2 tube seal. Black lettering with green logo. Two LED lights on the sign as well.

Cheryl Powell – does it encroach on sidewalk?

Carl Mueller, no.

Tom Doherty clarifies, veneer stone.

Carl Mueller, correct. Will look like in the picture submitted.

Jim Kupfer, confirms not internally lit. Confirms a metal frame on pillar lighting. Black. Commission can condition as black and metal as such. Gooseneck lighting.

Carl Mueller, on bottom of sign lighting, will make it black.

Town Council Liaison Betty Ludtke, tree in photo? Is this here? Confirms stone that will be used.

Carl Mueller, tree has been cut down. Not putting any back. Patio will be granite on top of concrete.

Tom Doherty asks about plantings being there?

Carl Mueller, it's a floral shop, will have window boxes.

Suggestions for plantings discussed.

Tom Doherty confirms that wall already up. Plantings close to road, some softening.

Carl Mueller, yes, goes up to the sidewalk. Can add some plantings on the left hand side, planters.

Laura Cronin, asks about step up on patio?

Carl Mueller, yes, there is a step existing.

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

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find the applications to be compatible with the preservation and protection of the district, with regard to both applications, at 641 Main Street, and to coordinate with Planning & Development for sign to be colors that's are appropriate and approved per historic guidelines, seconded by Laura Cronin,

Vote:

Tom Doherty – aye

Laura Cronin – aye

Jennifer Hinckley Needham – aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, with regard to same address, colors and black on lighting fixtures, moved by Laura Cronin to issue for application at 641 Main Street as described in the submitted materials, seconded by Tom Doherty,

Vote:

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Laura Cronin - aye

Cheryl Powell - aye

New Business

My Generation Energy for Ronald Bourgeois (owner) – 71 Main Street, Hyannis – Map 342 Parcel 019

Solar roof panels

Andrew Wade, My Generation Energy in attendance. Solar panels, black, rails are black. Roof has existing skylights.

Tom Doherty confirms the location – grey now, will grey show through the corners.

Andrew Wade replies, these are vent stacks, for plumbing of the building. This will be visible.

Tom Doherty, any way make area darker? Confirms where the other panels are and how viewable.

Andrew Wade, there are ways to do it, if move 4 panels would still see the grey roof.

Laura Cronin, keep some symmetry rather than paint the roof. Relocating the four panels at the bottom possibly?

Andrew Wade, vent stacks, 3.5 ft. exposed and all other area black.

Discussion how to not show grey and put black to make uniform.

Tom Doherty, building itself needs work. Put dark in the two corners that are grey.

Andrew Wade, paint vent pipes as well.

Jennifer Hinckley Needham, any wiring exposed, viewable?

Andrew Wade, this is the main pitched, the other roofs are mainly flat. Coming down with conduit to the back side. Equipment in rear. No exposed wire on that side of the building.

Laura Cronin, building is in bad shape. Is roof in good enough shape to do this with?

Chair Cheryl Powell opens up for public comment. None.

Jim Kupfer clarifies the framing around the panels will be black as well.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find to this application to be compatible with the preservation and protection of the district, at 71 Main Street, seconded by Jenifer Hinckley Needham, Vote:

Tom Doherty – aye

Jennifer Hinckley Needham - 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 the application at 71 Main Street as described in the submitted materials and as per discussion and recommendation with corners and vent stacks to be painted black, made darker, seconded by Laura Cronin, Vote:

Laura Cronin - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Cheryl Powell - aye

Town Council Liaison Nick Atsalis in attendance. ?

Brazilian Grill -674 (680) Main Street, Hyannis – Map 308 Parcel 047

Signage

Kelly Borsatto in attendance, new sign, new logo. Now adding onto the front want to update and put new logo up as well. Over front door, 3 gooseneck lights and sign below on rock wall with 2 led lights coming underneath and in from the brick. Will be raised lettering. Will be metal sign that will have letters. Letters are solid.

Cheryl Powell asks for any public comment. None.

Jim Kupfer, clarifies that the free standing sign will be removed.

Cheryl Powell – how many signs, two?

Kelly Borsatto, yes.

Laura Cronin, lower sign will that be painted orange, red?

Kelly Borsatto, red, will match, they will both be red.

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

Vote:

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Laura Cronin - aye

Cheryl Powell - aye

Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 674 Main Street as described in the submitted materials, seconded by Laura Cronin,

Vote:

Laura Cronin - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Cheryl Powell - aye

Gerard T. Burke – 27 Pleasant Street, Hyannis – Map 327 Parcel 124

Exterior Renovations

John Carey, contractor in attendance. He gives an explanation of the proposed work. This is the second oldest home in Hyannis. We are proposed to replace in kind. Taking outside down and putting up clapboard, painting and trim same color. Landscaping and property fence. Old shed in back collapsing, needs to come down, not visible from the road. Will be doing a sign application soon. Will use for employee housing.

Tom Doherty, what kind of roof?

John Carey, asphalt, black. Not wood, will be asphalt shingles on the roof. White cedar on the siding. Front clapboard. Cement based hardy plank, same look as cedar. Trim will be painted, will be Azek. Will replicate to what it looks like today.

Laura Cronin, not cedar, this is the second oldest building, from a historic standpoint, shouldn't we try to keep as original as possible?

Jim Kupfer, applicant is proposing the hardy plank.

Laura Cronin, would prefer to see the cedar on the outside.

John Carey replies, there would be too much color, it would look better to keep replicated.

Laura Cronin, shingles instead of clapboard.

John Carey, if using cedar will need to be replaced much sooner.

Jim Kupfer, chimney, will this remain? The removal of the shed should be included. Front façade, both options can be considered.

John Carey, yes, re flashed and will remain.

Town Councilor Betty Ludtke states the owners are owners of Nantucket Hotel. Employees may be commuting. Parking. Really nice property. Tree removal. More information for exact number of parking, clarification needed. Tree removal clarification.

John Casey, probably 110 trees on site. Want property to look good as possible. Probably 5 trees coming down. This has been commercially parked for many years. We will do mostly for aesthetic. It's a dark overhang treed area.

Parking spaces – it's approved for 25. It's been parking for last 20 years. Probably about 3 that are in front and overhang the property.

Town Councilor Nick Atsalis in attendance. This will be a huge improvement. Common design being proposed. Doesn't see any issue with parking.

Laura Cronin, parking lot confirms – is dirt and gravel. Can we confirm parking is licensed?

John Casey, will bring in new gravel and line with timbers, not paving.

Jim Kupfer, maybe recommend that be in conformance, condition as such in the Decision that won't extend as is now.

Chair Cheryl Powell asks for any public comment. None.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty that this application is compatible with the preservation and protection of the district, seconded by Jennifer Hinckley Needham,

Vote:

Jennifer Hinckley Needham - aye

Tom Doherty - 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 application at 27 Pleasant Street as described in the submitted materials, seconded by Jennifer Hinckley Needham,

Vote:

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Laura Cronin - aye

Cheryl Powell - aye

Eric Leckstrom/Meagher Construction – 585 Main Street, Hyannis – Map 308 Parcel 115

Exterior Renovations

Eric Leckstrom in attendance, explains proposing a front façade, Jewel craft store fronts. Currently in need of being re done. Safety issue now. Revitalize the front of the store. Windows and doors will remain the same. Using Azek material.

Tom Doherty clarifies what the top will be.

Eric Leckstrom, will be replacing with Azek, picture frame with sign set in. White trim with beige or a robins egg color with the white. Will replace the lighting with copper gooseneck over each sign.

Laura Cronin, will signs be new?.

Eric Leckstrom, will have same as existing – the neighbor business will be coming to HHDC also to make in conform.

Jim Kupfer, colors, blue or beige?

Eric Leckstrom, will be picture framed with lighter trim color around.

Cheryl Powell opens up for public comment. None. Closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Laura Cronin that this application is compatible with the preservation and protection of the district – 585 Main Street, seconded by Jennifer Hinckley Needham,

Vote:

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Laura Cronin – aye

Cheryl Powell – aye

Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty for the application at 585 Main Street, as described in the submitted materials, and to coordinate with Planning & Development for the blue and beige, appropriate colors per historic guidelines, seconded by Laura Cronin,

Vote:

Jennifer Hinckley Needham - aye

Laura Cronin - aye

Tom Doherty - aye

Cheryl Powell - aye

Silsivania Bricklin d/b/a Echo Salon & Spa – 548 Main Street, Hyannis – Map 308 Parcel 074

Signage

Brendan Bricklin and Silsivania Bricklin In attendance. This is the former split milk space. Will have a new design for sign and open/close flag as well.

Laura Cronin, confirms, flag out all time?

Brendan Bricklin, only when think need to put out.

Tom Doherty, do we allow open/close flags?

Jim Kupfer, yes allowed trade flag, zoning to allow for one trade flag per business.

Jennifer Hinckley Needham, should be 3 x 5 size flag.

Brendan Bricklin, we will adjust and have the correct size.

Chair Cheryl Powell opens up for public comment. None.

Town Council Liaison Betty Ludtke likes the sign, nicely done.

Chair Cheryl Powell entertains a motion or the Findings, moved by Tom Doherty to be compatible with the preservation and protection of the district, with the flag size to be 3 x 5, seconded by Laura Cronin,

Vote:

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Laura Cronin - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Laura Cronin, to issue for application for 548 Main Street, as described in the submitted materials and per flag amendment, seconded by Tom Doherty,

Vote:

**Jennifer Hinckley Needham - aye
Laura Cronin - aye
Tom Doherty - aye
Cheryl Powell - aye**

**Rafael Silva d/b/a Nonno Pizza Cucina & Bar – 640 Main Street, Hyannis – Map 308 Parcel 053
Sign**

Rafael Silva in attendance. He gives explanation. He is sign contractor. Fabricated stainless steel brush letters. Will not rust. Will be illuminated with black goose necks lights. Will go above the window. Has revised rendering with the lights on it. Goose neck exterior lights.

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, with amendment for black metal goose neck exterior lights, seconded by Laura Cronin,

Vote:

**Tom Doherty - aye
Jennifer Hinckley Needham - aye
Laura Cronin – aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Laura Cronin to issue as described in the submitted materials with amended lighting, seconded by Tom Doherty,

Vote:

**Tom Doherty - aye
Jennifer Hinckley Needham - aye
Laura Cronin - aye
Cheryl Powell - aye**

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of March 1, 2023, draft minutes – Chair Cheryl Powell tables the minutes of March 1, 2023, to the next meeting of April 19th 2023.

Discussion and vote for working group members - Downtown Hyannis Design Guidelines Workshop

Jim Kupfer gives an update of the Joint meeting. Town Council has adopted the new zoning. Next step to look at existing guidelines. Historic and Planning Board to bring together and establish one unified document. Grant received to start work. Need volunteers to have a working group to work with staff to outline a document. Hoping for 2 members for volunteers.

Chair Cheryl Powell offers to volunteer.

Chair Cheryl Powell reads into record letter from Vice Chair, Jack Kay: Exhibit A. (Jack is in California and cannot be in attendance tonight).

Good Morning Cheryl, I just wanted to let you know how much I am looking forward to participating in the Planning Department's new proposal that includes input from HHDC Commissioners. I hope that I will be confirmed as one of the representatives of the HHDC. I think that my resume demonstrates that I am well versed in matters such as these. During my career I have been a licensed General Contractor, a Senior Building Inspector for a County, a licensed Mass Real Estate broker, a licensed Professional member of the International Code Council and finally, for the last 23 years, a Principal and Director of the Construction

Administration Department of an eight office Architectural firm. I am an Associate AIA Member and an Associate member of the Boston Society of Architects.

Unfortunately I will not be able to attend the HHDC meeting on April 5th but will be back on the Cape on April 9th. I was somewhat disappointed that there is no longer the opportunity to participate via the Zoom process as it provided a way for everyone to be included.

Best regards, Jack

Cheryl Powell, Tom Doherty is interested as well.

**Chair Cheryl Powell entertains a motion to accept these three members, seconded by Laura Cronin,
Vote:**

Laura Cronin - aye

Jennifer Hinckley Needham - aye

Tom Doherty - aye

Cheryl Powell – aye

Chair Cheryl Powell, Jack Kay and Tom Doherty will be the designated volunteers.

Next HHDC meetings scheduled for April 19th and May 3, 2023

Adjournment

**Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Jennifer Hinckley Needham,
Vote:**

Laura Cronin - aye

Tom Doherty - aye

Jennifer Hinckley Needham - aye

Cheryl Powell - aye

The meeting ended at 7:57 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 – Letter from Jack Kay (email) dated March 30, 2023, sent to Chair Cheryl Powell