



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

**MINUTES**  
**June 21, 2023**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Laura Cronin, Matt Clark, Tom Doherty, Cornelius Cawley, Jennifer Hinckley Needham, and Kevin Matthews

**Members Absent:** Mark Despotopulos

**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, June 21, 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**

Kevin Matthews  
Cornelius Cawley  
Jennifer Hinckley Needham  
Matt Clark  
Laura Cronin  
Tom Doherty  
Jack Kay  
Cheryl Powell

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

**Updates**

- Trainings
- Awards
- Correspondence
- 

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

**Minor Modifications**

**Kelly A. Borsatto for Nonno Pizza Cucina & Bar – 640 Main Street, Hyannis – Map 308 Parcel 053**  
Additional Street Sign

Kelly Borsatto in attendance. The original sign was approved and this will be an additional street sign to be added. Wood, metal lettering as the one previously approved.

Jack Kay asks if lighted?

Kelly Bprsatto, yes, light – for existing pole. Would like to add.

Jennifer Hinckley Needham, asks about height of signage.

Chair Cheryl Powell opens up public comment. None.

Jim Kupfer, clarifies same colors as previously approved.

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

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to allow Certificate of Appropriateness for application at 640 Main Street, as described in the submitted materials, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Jennifer Hinckley Needham - aye**

**Cheryl Powell - aye**

**New Business**

**Brian Coury d/b/a NC Beauty Salon - 342 Main Street, Hyannis Map 327 Parcel 006 001**

Paint

**Brian Coury d/b/a NC Beauty Salon - 342 Main Street, Hyannis, Map 327 Parcel 006 001**

Sign and Flag

Brian Coury in attendance. Explains the proposed work/sign. Paint/stain is faded now. Went with a historic approved color historic oak similar to what is there now. Cummings Oak color.

Kevin Matthews asks where door is?

Brian Coury replies, goes down below.

Tom Doherty, walkway cleaned up?

Brian Coury, yes today did this.

Signage – and flag.

Brian Coury, not sure what allowed to do/use, under canopy sign? Cloth maybe, maybe a flag. Railing that goes where their stairs go down.

Kevin Matthews asks, before or after Soho Arts? Clarifies where will be.

Brian Coury explains, one right on the corner, so set back and parallel with – Barnstable Road side.

Tom Doherty, clarifies the colors? Clarifies looking for A Frame sign.

Brian Coury, also looking for a hardship sign.

Chair Cheryl Powell, asks for clarification of amount of signs.

Kevin Matthews, clarifies where A Frame sign would go.

Jim Kupfer, everyone potentially allowed because on a public sidewalk, can have along frontage where shop is. Also, would have to talk with Licensing about parameters of how far.

Chair Cheryl Powell – allowance of signage, more than one business in this building. As proposed is not exceeding?

Jim Kupfer, Building permit phase, if meets zoning.

Laura Cronin confirms that A Frames need to be put inside?

Jim Kupfer, Licensing will state. Switch from Trade Flag to under canopy sign. Rectangle - this will need to be vertical.

Brian Coury, can do to whatever dimensions.

Laura Cronin, open/closed sign, don't allow LED, but do allow neon. These are not appropriate and do not get approved. No LED and no flashing.

Brian Coury, have a solid light

**Chair Cheryl Powell opens up for public comment.**

Jim Kupfer, when motion made include – 3 signs no LED, no animation. Flag shall now be under canopy sign. Could allow either horizontal or vertical if stays same as proposed, and one A Frame sign.

Matt Clark, it is hard to see this store, not good visibly, urge all to try and help the Applicant with anything they would like to put here.

Kevin Matthews, below street level, need all the signage can get.

Chair Cheryl Powell closes public comment..

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find application to be compatible with the preservation and protection of the District for the address at 342 Main Street, approve color of outside paint color for door and trim, sign horizontal or vertical as long as meets same proposed size, no animation, no LED lights, one hanging canopy sign and one wood A Frame sign, and historic color for entry, second by Laura Cronin,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to approve for a Certificate of Appropriateness for the application at 342 Main Street, as described in the submitted materials and as discussed/stated in the Findings,**

**Roll Call Vote:**

Jack Kay - aye  
Tom Doherty - aye  
Matt Clark - aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye

**Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013**  
Sign

Mary-Ann Agresti in attendance. The Play Oasis has been very successful, it's a bit hidden, back of library. Banner is perpendicular to the wall. Trying to draw attention to people that are a bit far away. Simple hardware. No illumination, there is an existing sconce there now.

Applicant is the "Play Oasis" Decision should be listed as this.

Chair Cheryl Powell opens up public comment.

Jim Kupfer, clarifies vinyl? Vinyl is not typically recommended but this is a banner.  
Mary-Ann Agresti, yes.

Chair Cheryl Powell, should be ok to designate that this is a banner?

Mary-Ann Agresti, good durability and color fastness, can change to banner,

Chair Cheryl Powell closes public comment.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the District, with regard to a banner, seconded by Jack Kay,**

**Roll Call Vote:**

Jack Kay aye  
Tom Doherty - aye  
Jennifer Hinckley Needham - aye  
Matt Clark - aye  
Laura Cronin - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for application as described in the submitted materials as described for a banner, seconded by Jennifer Hinckley Needham,**

**Roll Call Vote:**

Cornelius Cawley - aye  
Laura Cronin - aye  
Matt Clark - aye  
Jennifer Hinckley Needham - aye  
Tom Doherty - aye  
Jack Kay - aye  
Cheryl Powell - aye

**Matters not Reasonably Anticipated by the Chair**

**Discussion**

Community Art Wall – update

Jim Kupfer, gives a history follow up discussion about Community Art Wall. Any concerns. Reached out to Antonio to provide an update, there is some correspondence from Cordial Eye.

Correspondence from Cordial Eye and Joyce Vecchione read into record.

Antonia Stephens Director of Hyannis Public Library in attendance - Correspondence from Cathy and Steve Richardson read into record.

Discussion of how people come and put art on the wall.

Antonia Stephens, instead of having last panel – the upper parts of the panel are not getting used. Might have top part of panels on all of the four.

Tom Doherty, most of the time since May has looked very undefined and is graffiti art.

Antonia Stephens explains – contemporary expression, changes almost every day.

Kevin Matthews, impressed that is nothing vulgar being done. It is a good look for expressing art.

Chair Cheryl Powell, conditions were put in the Decision. Any comments or concerns - come back and have a discussion. In a public area and has been respected.

Antonia Stephens, we have never had to use stencils to cover things up. People come in all the time to see it. Art is sometimes messy. Call if need to clean up. Events, and first Fridays are open and Cordial Eye is there.

Cornelius Cawley, any problems with tagging?

Antonia Stephen, hard to say because some of the artists do their own tags.

Laura Cronin, did see some graffiti on Ocean Street, near/on Hibbel Bldg. Brick wall graffiti. There are people watching it. Tagging is still happening. This happened around the same time. If someone at Library every day, have to keep doing.

Chair Cheryl Powell, may not be connected to what Library has. - sign or plaque to put info if there are any complaints.

Antonia Stephens, yes, sign will state this. Nothing done with the plaque yet. Will state and explain what the art is/informative.

Chair Cheryl Powell confirms approved until the week after Labor Day.

Mar-yAnn Agresti gives public comment. Every day modifying historic buildings, her office is across the street. Random line being drawn and very judgy, this worries her. Right expression? Abstract – we have historic fabric, historic structure, love adaptive re use. What makes community thrive is to let the history be built on. Need to accept this. People doing this are incredibly talented. Will continue to support this type of work.

Antonia Stephens, plaque that will explain what type of work this is. Will show two documentaries about this and street art is all about. Would like public to come in and have a panel discussion for public. Something in particular to let them know.

Kevin Matthews, blank slate with a topic and have all expression for the particular theme.  
Tom Doherty, book – history of Hyannis.

Chair Cheryl Powell, nautical themes were discussed.

Jim Kupfer, recommendations can be relayed back to the Cordial Eye. Monitoring. Decision does go beyond Labor Day.

Chair Cheryl Powell, keep clean so children can be there.

Jack Kay, layers of paint, will you have to scrape it down at some point?

Antonia Stephens, just replace plywood with another piece.

**Other Business**

Annual Election of Officers

Chair Cheryl Powell states that she is happy to run again for Chair.

Nominations for Chair

**Laura Cronin nominates Cheryl Powell for Chair, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Jennifer Hinckley Needham - aye**

**Jack Kay - aye**

**Cheryl Powell nominates Jack Kay for Vice Chair, seconded by Jack Kay,**

**Roll Call Vote:**

**Tom Doherty - aye**

**Jennifer Hinckley Needham - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

There is a vacancy for Clerk.

**Jack Kay nominates Tom Doherty for Clerk, seconded by Laura Cronin,**

**Roll Call Vote:**

**Matt Clark – aye**

**Jennifer Hinckley Needham - aye**

**Laura Cronin – aye**

**Tom Doherty - aye**

**Kevin Matthews – aye**

**Matt Clark – aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

Approval of June 7, 2023, draft minutes

**Chair Cheryl Powell entertains a motion to approve the draft minutes of June 7, 2003, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Tom Doherty – aye**

**Jennifer Hinckley Needham - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Matt Clark - aye**

**Kevin Matthews - abstain**

Jim Kupfer, next meeting on July 5<sup>th</sup> will be a Zoom meeting, consultants that are updated Design Guidelines. Should have a draft fairly soon that starts the discussion, lay down a foundation for improved guidelines and enhanced regulations. Meant to refine Commission review so all regulation shall/must be met. Not preferable or will be in guidelines. Looking to enhance with some regulations. Specific. First draft. Build off this and to Planning Board and then public, need a good working document.

Chair Cheryl Powell, three Commissioners involved with this, will they need to recuse?

Jim Kupfer, no, meant to have stakeholders at the table, can if you feel obligated to do so.

Next HHDC meetings scheduled for July 5<sup>th</sup> (virtual meeting) and July 19, 2023.

Chair Cheryl Powell, July 19<sup>th</sup> meeting presentation from someone from Barnstable Historic Commission (BHC) in regards to history of Downtown Hyannis. Agenda Item.

Laura Cronin – Downtown walk, subcommittee go back out and identify inappropriate signage. Consistent design to be addressed.

Kevin Matthews -point of order - can Commission go out for this? Enforcement issue?

Jim Kupfer, regulations – cannot go door to door. Can see if got permits or certificates from HHDC.

Chair Cheryl Powell, we have violation letter through Bldg. Commissioner, only had to do once and the business did comply. Do not have any enforcement powers.

**Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Jack Kay,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Jennifer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Adjournment**

The meeting ended at 8:02 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>