



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

BARNSTABLE TOWN CLERK

**MINUTES**  
**December 1, 2021**  
**6:30 p.m.**

2022 JAN 4 PM 11:17

**Members Present:** Cheryl Powell, David Sorensen, Cecelia Carey and Mark Despotopulos

**Members Absent:** Betsy Young and Jack Kay

**Staff Present:** Karen Herrand, Principal Assistant, and James Kupfer, Senior Planner, Planning & Development 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, December 1, 2021.

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**

Mark Despotopulos

Jack Kay - absent

Betsy Young - absent

Cecelia Carey

David Sorensen

Cheryl Powell

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

**Updates**

- Trainings – no updates
- Awards
- Correspondence - Chair Cheryl Powell reads into record email received from Applicant for the Daily Paper, Exhibit A, *Dear Hyannis Main Street Waterfront Historic Commission Chair and Members, we need to withdraw our application scheduled for tomorrow 12/1/21 without prejudice. Sorry for any inconvenience this may cause. If you have any questions, please reach out anytime, Best, Aaron & Samantha Webb.*

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

**Continued Business**

**Jessica Muncherian d/b/a Max Beauty Studios – 344 Main Street, Hyannis Map 327 Parcel 006-001**

Signage – *continued from November 17, 2021*

Jessica Muncherian in attendance.

Jim Kupfer confirms not using the awnings for signage.

Jessica Muncherian replies, correct.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cecelia Carey that this application for 344 Main Street be found compatible with the preservation and protection of the District, seconded by David Sorensen,

Vote:

Cecelia Carey - aye  
Mark Despotopulos - aye  
David Sorensen - aye  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Sorensen to issue for 344 Main Street as described in the submitted materials, seconded by Mark Despotopulos,

Vote:

David Sorensen - aye  
Mark Despotopulos - aye  
Cecelia Carey - aye  
Cheryl Powell - aye

### New Business

**Aaron & Samantha Webb d/b/a The Daily Paper on Main - 545 Main Street, Hyannis Map 308 Parcel 130**  
Demolition/Removal

**Aaron & Samantha Webb d/b/a The Daily Paper on Main - 545 Main Street, Hyannis Map 308 Parcel 130**  
Renovations

Request to Withdraw Without Prejudice has been submitted via email from the Applicant.

**Matthew & Elizabeth Cotter - 101 Ocean Street, Hyannis Map 326 Parcel 046**  
New windows and door

Elizabeth Cotter in attendance. Replacing the windows and the front door, which was kicked in before they bought the home. Back door falling off hinges and interior is unable to be locked. 2 over 1 look windows to be replaced with, Exhibit B, picture of what type of door proposed, but no side light panels to be used with door. Not changing size of windows. Anderson windows. Windows will be black instead of white.

Mark Despotopulos, what type of windows, material ?

David Sorensen asks if there are any materials not allowed?

Chair Cheryl Powell states that we should know what the materials are going to be.

**Chair Cheryl Powell opens up for public comment. Someone for the Daily Paper application in attendance, it was explained that this application(s) have been withdrawn. Chair closes public comment.**

Town Council Liaison Kris Clark in attendance, asks if there is a checklist for applicants, guidance for applicants is online.

Elizabeth Cotter has just reached out to their contractor and the windows will be wood, same size, color change to black.

Jim Kupfer confirms and refers to Exhibit B, picture of door with side lights, will there be side lights?

Elizabeth Cotter replies, no. Not sure about which color to use for the door and they have not decided.

Chair Cheryl Powell states make sure color is from acceptable color chart.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen that this application for 101 Ocean Street be found compatible with the preservation and protection of the District, with door color being from the approved color chart list, for both doors and material for windows are wood, seconded by Cecelia Carey,

Vote:

David Sorensen – aye

Mark Despotopulos - aye

Cecelia Carey - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Mark Despotopulos to issue for the application at 101 Ocean Street, seconded by Cecelia Carey,

Vote:

Cecelia Carey - aye

Mark Despotopulos - aye

David Sorensen - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Other Business

Approval of September 15, 2021, draft minutes – tabled at October 6 and November 17, 2021, meetings

Chair Cheryl Powell tables minutes of September 15, 2021.

Approval of November 17, 2021, draft minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of November 17, 2021, moved by David Sorensen, seconded by Cecelia Carey,

Vote:

Cecelia Carey - aye

Mark Despotopulos - aye

David Sorensen - aye

Cheryl Powell - aye

Chair Cheryl Powell directs to Staff/Jim Kupfer - asks about any update for Local Comprehensive Plan (LCP)?

Jim Kupfer, Town Council meeting is tomorrow night, nothing as of yet.

Next HHDC meetings scheduled for December 15, 2021 and January 5, 2022

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by David Sorensen, seconded by Mark Despotopulos,

Vote:

Cecelia Carey - aye

Mark Despotopulos - aye

David Sorensen - aye

Cheryl Powell - aye

The meeting ended at 6:53 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 – Aaron & Samantha Webb d/b/a The Daily Paper on Main - 545 Main Street, Hyannis Map 308 Parcel 130 – email correspondence dated Nov. 30, 2021 – request for withdrawal

Exhibit B - Matthew & Elizabeth Cotter – 101 Ocean Street, Hyannis Map 326 Parcel 046 – picture of door