



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

**MINUTES**  
**March 16, 2022**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Betsy Young, and Mark Despotopulos, David Sorensen

**Members Absent:** Cecelia Carey

**Staff Present:** Karen Herrand, Principal Assistant and James Kupfer, Senior Planner, 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 via remote participation methods at 6:30 p.m.** on Wednesday, March 16, 2022. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/91868751982>

Phone: 888 475 4499 US Toll-free

Meeting ID: 918 6875 1982

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. 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**

**Cheryl Powell**

**Jack Kay**

**Betsy Young**

**Mark Despotopulos**

**David Sorensen**

Town Councilor Liaison Kris Clark in attendance.

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

**Updates**

- Trainings
- Awards – re submit Chair Cheryl Powell's letter - Marina Atsalis for BHC Preservation Award, as last year.
- Correspondence

## Reminder of Commission's Purpose and Proper Procedure

### Continued Business

#### **CB Perkins Cigar Lounge & Bar – 649 Main Street, Hyannis – Map 308 Parcel 134**

Sign and Flag – *continued from February 2, 2022, February 16, 2022, and March 2, 2022, meeting*

No one in attendance.

Senior Planner, Jim Kupfer in attendance. The Commission should make a firm determination tonight on the application. The time limit for receiving a constructive approval is at issue.

Chair Cheryl Powell states that they can re apply.

Mark Despotopulos clarifies that they needed to supply information for different materials.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos to be incompatible with the preservation and protection of the District due to the materials for the sign not being submitted, Applicant can re apply and come back to the Commission, seconded by Betsy Young,**

#### Roll Call Vote:

**Betsy Young - aye**

**Jack Kay - aye**

**David Sorensen - aye**

**Mark Despotopulos - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell makes a motion on the Certificate of Appropriateness (COA), moved by Cheryl Powell to issue a disapproval for the COA for 649 Main Street, CB Perkins with notation would like Applicant to come back at a later date with the information that has been requested, seconded by Jack Kay,**

#### Roll Call Vote:

**Jack Kay - aye**

**Betsy Young - aye**

**David Sorensen - aye**

**Mark Despotopulos - aye**

**Cheryl Powell - aye**

### New Business

#### **Mary-Ann Agresti for Cape Cod Toy Library – 401 Main Street, Hyannis, Map 326 Parcel 013**

Outdoor Play Space

Mary-Ann Agresti in attendance for Hyannis Library - Cape Cod Toy Library.

Deb Wilsee in attendance, she gives an explanation of what the Cape Cod Toy Library does. Need opportunities for natural environment. Mass Development grant opportunity-for outdoor spaces and help economic development in the community. Worked with Hyannis Main Street and others. Antonia Stevens Director of Library worked with to create the space out back that is proposed. Awarded 50,000 grant/matching grant. Idea of play space in Hyannis is one of the top things talked about and needed.

Mary-Ann Agresti, shows pictures as submitted, layout of the back yard, Exhibit A – landscaped area. Goal to keep the grass with a path for accessibility for space open to all. There will be a platform performance stage, a natural log, labyrinth. Pictures of the site as is now, brick wall and chain link fence. Components are: natural materials to be integrated, stepping logs, benches, natural wood with a few painted pieces. Site plan shown, one shed to be used for storage, Pine Harbor, Cuttyhunk model donated. Platform made of 3 steps, enclosed partial area, black locust wood.

Chris Buccino in attendance. Familiar with black locust, is invasive in this part of the country. Highly rot resistant. Working with others for utilizing this type of wood. Black locust has been used from colonial times due to its rot resistance in New England.

Mary-Ann Agresti, pollinator path being proposed, perennials that would attract butterflies and bees. Shows different views of performance platform. Made from black locust material. Play kitchen, no water to this site – imaginary for sensory play. Stepping logs. Circle bench and a play log. Mostly natural materials. Steel would be painted to protect from the elements. Lighting for safety and in keeping with the site. Path to be made of crushed stone mixed with light polymer to keep dust low. Will be in a natural color.

Chair Cheryl Powell loves the project, clarifies that it is behind the library.

Larry Brown in attendance, trustee of the library/on the board on the library.

Chair Cheryl Powell confirms permission for the space. Looks like will be secure from parking lot?

Mary-Ann Agresti replies, yes.

Chair Cheryl Powell, asks will it be monitored, or parents must be there? Safety requirements.

Antonio Stephens, there will be a security camera and will only be open when library is open.

Deb Wilsee replies – scheduled hours. Intent to do as much as can with different hours of the day, for special programming. Will be open to the public.

Chair Cheryl Powell concerned if other people get in there at night – children wouldn't be there late - midnight to 6 a.m.

Antonio Stephens replies that they are aware of and have had people there (homeless). With community support want to make sure site is checked. They have already spoken to many groups and have noted that need community help with it as well.

Chair Cheryl Powell – attracting bees around children playing.

Mary-Ann Agresti replies, the pollinators are not the stinging bees, not yellow jacket attractable.

Antonio Stephens, the Garden Club of Hyannis have visited the site and interacted.

David Sorensen likes the project. Good for children to have something to do.

**Chair Cheryl Powell asks if there is any public comment.**

Town Council Liaison Kris Clark in attendance. This is fantastically creative and applauds the designers. The Town Hall parking lot is a very stressful place, sometimes to full, wanted to address this concern.

Melissa Chartrand in attendance, Arts and Culture Coordinator of Planning & Development. Loves that it's natural materials and that available for all. Great job.

Joe Kampchunick in attendance, likes this, lives near it, Sea Street, excited about this. He and his children are very familiar with the area that the proposed project will be.

Lawrence Brown in attendance, also thinks this is very good, the timing couldn't be better.

**Chair Cheryl Powell closes public comment.**

Betsy Young, is excited that this is happening. Has been advocating for years for something like this. Excited coming to reality.

**Chair Cheryl Powell moves to find this application in regards to the Cape Cod Toy Library at 401 Main Street, Hyannis, Map 326 Parcel 013, for outdoor play space, with the understanding that the owners have permission and support and are aware, along with maintenance and safety as have been addressed to be compatible with the preservation and protection of the District, seconded by Betsy Young,**

**Roll Call Vote:**

Jack Kay - aye  
Betsy Young - aye  
David Sorensen - aye  
Mark Despotopulos - aye  
Cheryl Powell - aye

Chair Cheryl Powell moves to issue a Certificate of Appropriateness (COA) for the application for Cape Cod Toy Library at 401 Main Street, Map 326 Parcel 013, as described in the submitted materials and the owners have permission and support and are aware, along with maintenance and safety as has been addressed, seconded by Mark Despotopulos,

**Roll Call Vote:**

Mark Despotopulos - aye  
Betsy Young - aye  
David Sorensen - aye  
Jack Kay - aye  
Cheryl Powell - aye

**Matters not Reasonably Anticipated by the Chair**

**Other Business**

Approval of February 16, 2022, draft minutes – *tabled at March 2, 2022, meeting*  
Approval of March 2, 2022, draft minutes

Approval of February 16, 2022, draft minutes –

Chair Cheryl Powell entertains a motion to approve the draft minutes of Feb. 16, 2022, moved by Betsy Young, seconded by Mark Despotopulos,

**Roll Call Vote:**

Betsy Young - aye  
Mark Despotopulos - aye  
Jack Kay - aye  
David Sorensen - aye  
Cheryl Powell - aye

Approval of March 2, 2022, draft minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of March 2, 2022, moved by Betsy Young, seconded by Mark Despotopulos,

**Roll Call Vote:**

Betsy Young - aye  
Mark Despotopulos - aye  
David Sorensen - aye  
Jack Kay - aye  
Cheryl Powell - aye

Next HHDC meetings scheduled for April 6, and April 20, 2022

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Jack Kay,

**Roll Call Vote:**

David Sorensen - aye  
Betsy Young - aye

**Mark Despotopulos - aye**  
**Jack Kay - aye**  
**Cheryl Powell - aye**

The meeting ended at 7:19 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** - Pictures of proposed material and site plan layout - Cape Cod Toy Library – 401 Main Street, Hyannis, Map 326 Parcel 013 - Outdoor Play Space

**Please Note:** The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

\* Public files are available for viewing during normal business hours at the office of the Hyannis, Main Street Waterfront Historic District Commission, located at 367 Main Street, Hyannis, MA

APPROVED