



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

MINUTES
November 5, 2025
6:30 p.m.

Members Present: Cheryl Powell, Tom Doherty, Laura Cronin, Conrad Watson, Kevin Matthews

Members Absent: Jack Kay, Cornelius Cawley

Staff Present: Corey Pacheco, Senior Planner and Karen Pina, 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 public meeting is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor **6:30 P.M.** on **Wednesday, November 5, 2025**. All public hearings and other matters anticipated by the Chair listed below may be acted upon.

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

Please silence your cell phones

Call to Order

Chair - Attendance Roll Call

Conrad Watson
Kevin Matthews
Tom Doherty
Laura Cronin
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Charles Bloom in attendance

Updates

- Trainings
- Awards
- Correspondence

Chair Cheryl Powell reads correspondence into record:
Resignation of Peri Wentworth – email dated October 27, 2025.

Comments: Town Council Liaison Charles Bloom thinks a loss, took to the position well.
Conrad Watson - well spoken.

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell moves items out of order

New Business

Commonwealth of Massachusetts c/o Executive Office of Transportation & Construction – 252 Main Street, Hyannis – Map 327 Parcel 156-002

Canopy

Julie Darling in attendance, Mass Dot Rail and Transit - for the project. Canopy at Transportation platform. Existing canopy not very visible but new one will be. Rendering shown of the platform and the existing canopy, Pictures of the existing canopy. Canopy will cover walkway and ramp. Elevations shown. Gable condition. Proposed is a better design. Entrance shown. Materials are similar to the canopy that is on the building now. Design shown, painted on both sides. Signature 300 finish for low gloss color selection. Bone white or snow white. Actual samples shown. Piece of the panel material shown. Color will be on both sides. Galvanized steel, the frame will be made of. Cover will be painted.

Tom Doherty, do you think galvanized will be painted?

Julie Darling, should be left galvanized, paint wears down.

Kevin Matthews, agrees with matching to overhead and being consistent. Bringing canopy out is much better. Bone white looks good/close to what is there now.

Chair Cheryl Powell opens up public comment.

Roberta Mauch in attendance. Does mold come into play? Materials for roofing is changing.

Julie Darling, it won't mold, galvanized doesn't mold, it weathers.

Laura Cronin, states that this is a courtesy application - State doesn't have to come here for this.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty that this application at 252 Main Street is compatible with the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Tom Doherty - aye

Laura Cronin - aye

Kevin Matthews - aye

Conrad Watson - 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 252 Main Street as described in the submitted materials, seconded by Kevin Matthews,

Roll Call Vote:

Tom Doherty - aye

Laura Cronin - aye

Kevin Matthews - aye

Conrad Watson - aye

Cheryl Powell - aye

Julie Darling - is snow white better match – all agree whatever matches. Will put in the decision either white color whatever matches better.

Minor Modifications

473 Main Street, Partners, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084

Fencing - Members voting – Cheryl Powell, Jack Kay, Tom Doherty, Laura Cronin, Cornelius Cawley, Kevin Matthews and Conrad Watson

William Planinshek in attendance.

Chair Cheryl Powell reads in correspondence received from Erin Logan, Licensing Director, dated October 27, 2025, regarding non live entertainment.

Corey Pacheco explains the two different submissions.

Discussion regarding the fencing. Split rail and where it is. Replacing split rail.

Site visit update.

Laura Cronin, they looked at fencing and other items, some signage issues, outdoor tv's were taken care of. Flashing signs on site. Can't do flashing signs. Can have steady neon signage for open. Fencing, 37 or 38" fence is appropriate, solid with the lattice. This includes 10" of lattice. Along the side now is a chain link fence. Would like that same height along that side. Can put higher fence in the back because not facing Main Street. 48" is just too high. Split rail in the front works. Want people to have access and the ambiance of the front of Main Street. Makes sense to have higher in the back. Cedar with white. Painting on the brick/whitewash, keeping the brick color gives more of a natural feeling.

Tom Doherty, doesn't want to white wash any more brick here. A good white wash has more of a brick show through.

Kevin Matthews recommends painting it, it doesn't match now. Should follow through with the middle white wash brick, per what was chosen and agreed to at the last meeting.

William Planinshek. This is a clustered corner here and traffic light here. Asking for 48" with the lattice, give a bit more protection. People are stopped here at this intersection, not walking by. Security is important for him 36" solid 12 " lattice on the top.

Laura Cronin, 36" at other places and this is fine. 48" closes up this area and encourages more security issues. Not inviting. Setting a precedent. Should be open, visible and available. Split rail is only the sidewalk area. No different from any other area.

Tom Doherty, thinks would be boxed in with a fence this high on the corner.

Chair Cheryl Powell, what was already approved, fence material but height not approved. Lattice was approved. Clarifies that the height was the issue.

Conrad Watson, if fence in the front would be more discouraging to vagrancy.

Kevin Matthews and Chair Cheryl Powell - can deal with 36" solid and 12" lattice for a total of 48".

Laura Cronin, clarifies the fencing in the back going towards the hotel. Clarifies that nothing else can happen without coming before the Commission. Remove LED.

Chair Cheryl Powll opens up public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application to be compatible with the preservation and protection of the district, with minor modification and including removal of any flashing signs from windows, fence modifications will be 6 ft at back, 36 " solid with 12 " lattice top along sides and front and 36" split rail fence in front of building, white wash for building as selected, seconded by Cheryl Powell,

Roll Call Vote:

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - nay

Tom Doherty - nay

Cheryl Powell – aye

Motion does not pass

Continued Business

473 Main Street, Partners, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084

New structure, fence and sign – *continued from October 1, 2025 and October 15, 2025 - Members voting – Cheryl Powell, Jack Kay, Tom Doherty, Laura Cronin, Kevin Matthews and Conrad Watson*

William Planinshek, painted to match the existing Tiki bar. Raw bar being proposed. 46 seating capacity. Picture of the umbrellas and the cushions. Refers to plan with lighting and location for the proposed raw bar.

Kevin Matthews, 48" fencing. Existing fence to remain? Clarifying the height. Fine with whitewash with the whole building.

Discussion regarding the height of the fencing. Split rail fence. Whatever is approved has to be on both sides, height of fencing.

Chair Cheryl Powell clarifies applicant coming back with another application. Suggests to continue this part.

Laura Cronin, raw bar can everything be done but come back as separate modification?

William Planinshek would like to do the whitewashing move forward on raw bar side to match, weather reasons.

Chair Cheryl Powell makes motion to continue this application for the raw bar to November 19th, 2025, seconded by Kevin Matthews,

Roll Call Vote:

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Tom Doherty - aye

Cheryl Powell - aye

Laura Cronin we don't have anything to go by to see what's approved. Enforcement conversation.

Chair Cheryl Powell any update with Building Commissioner coming?

Corey Pacheco, he is supposed to get back to me.

Corey Pacheco - suggestion, can submit a list to Staff and then can check and see if these are legitimate infractions.

Town Councilor Charles Bloom clarifies the complaint process and enforcement letter. Bldg. Commissioner form from HHDC.

Discussion regarding Building Dept. process for enforcement.

Chair Cheryl Powell – we should get the presentation with Bldg. Commissioner and bring that question to him.

Chair Cheryl Powell asks if we can get the presentation and a date from Brian Bldg. Commissioner?

Chair Cheryl Powell reads into record letter received from Sturgis Charter School, dated October 23, 2025. Apologizes for painting the building the dark blue color. Would like to extend the color to the Pearl Street back of the building.

Chair Cheryl Powell - send the applicant an application.

Matters not Reasonably Anticipated by the Chair

Approval of October 15, 2025, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of October 15, 2025, moved by Kevin Matthews, seconded by Laura Cronin,

Roll Call Vote:

Conrad Watson - aye
Kevin Matthews - aye
Laura Cronin - aye
Tom Doherty - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for November 19th and December 3rd, 2025

Adjournment

Chair Cheryl Powell moves to adjourn, seconded by Laura Cronin,

Roll Call Vote:

Kevin Matthews – aye
Conrad Watson - aye
Laura Cronin - aye
Tom Doherty - aye
Cheryl Powell - aye

The meeting ended at 8:06 p.m.

Respectfully submitted,
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>