



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

**MINUTES**  
**March 5, 2025**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Tom Doherty, Laura Cronin, Kevin Matthews, Peri Wentworth, and Conrad Watson

**Members Absent:** Jeniffer Hinckley Needham, Jack Kay, Matt Clark and 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 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, March 5, 2025.**

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**

**Attendance Roll Call**

Peri Wentworth  
Conrad Watson  
Kevin Matthews  
Laura Cronin  
Tom Doherty  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance and Town Councilor Betty Ludtke in attendance.

**Updates**

- Trainings – Chair Cheryl Powell, conflict of interest reminder
- Awards
- Correspondence

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

**Continued Business**

**Complete Home Group, LLC – 183 Iyannough Road, Hyannis – Map 328 Parcel 201**  
Exterior Renovations – *continued from February 5, 2025*

Chad Hill in attendance, Complete Home Group, General Contractor for project. The new name will be the Engine Room. Shows elevations and window positions. Proposing to reinstall windows in the existing openings as they are today. Hollow metal entrance egress doors to be painted black. Carriage doors will remain the same. Garage doors stay the same. Backside elevation, facing

railroad tracks. Will put shutters over the openings and paint black. Going to re point the brick. Downspouts, round traditional gutters, black.

Explanation of Hardie plank siding. Samples passed around to the Commissioners. Paint to be "black magic" color selection. Lighting plan – plan shown (just submitted) Goose neck lighting. Different style lighting (note 3 styles).

Kevin Matthews confirms the exits and entrance.

Chad Hill, site plan and landscape plan – Dumpster area, put where is now, next to black chain link fence. Dumpster to the right of the entry. Will be a dumpster pad and will have black chain link fence and gate.

Tom Doherty, gate?

Chad Hill, yes a gate and security on the property. Landscape plan shown. Plan key shown on the plan. Working with Alice Krieg at Planning & Development for the proposed landscaping. Some shaded areas for cars.

Kevin Matthews, very well done plan. Let owner know, good job.

Laura Cronin, great presentation, nice project.

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

Town Councilor Betty Ludtke, town has ordinance that dumpsters have to be visually shielded. May have to do more of something to hide it. Out of site from the public

Corey Pacheco, Applicant to look into some options for screening.

Town Councilor Betty Ludtke, West Barnstable brick, thank you for maintaining that. Outstanding. Will bring life to the area. Great use for the space to

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find the application to be compatible with the preservation and protection of the district, at 183 Iyannough Road, Hyannis, with the approved plans for lighting, landscaping, windows, gutters and hardie siding and work with Staff for dumpster screening, seconded by Tom Doherty,**

**Roll Call Vote:**

**Peri Wentworth - aye  
Tom Doherty – aye  
Kevin Matthews - aye  
Conrad Watson - aye  
Cheryl Powell - aye**

**Chair entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the application at 183 Iyannough Road, Hyannis with the plans for lighting, landscape, gutters, windows and hardie siding and work with Staff for dumpster screening, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Conrad Watson - aye  
Kevin Matthews - aye  
Tom Doherty - aye  
Peri Wentworth - aye  
Cheryl Powell - aye**

**New Business**

**Sawyer Realty Holdings, LLC - 473 Main Street, Hyannis – Map 308 Parcel 084  
Renovations**

Attorney David Lawler in attendance representing the applicant, Sawyer Realty Holdings. Been here in the past with several different variations. Gives a history of the back section that was approved. 20 hotel rooms. Had converted into apartments. Structure in back looks same as front. Not seeking to do anything to the brick structures that are there existing buildings, a, b and c. to do the same as that was approved and done for the back units. Exactly what was done to the back buildings. Colors will be the same and consistent with what was previously approved. No additional work outdoors, no work to the parking lot, no additional work to the landscaping. Significant interior changes. Will add sprinkler system and affordable housing. Colors are the same.

Tom Doherty confirms the staircase will be same, black. Stucco will be painted cloud white and charcoal as shown on the plan.

Kevin Matthews, back building is well lit. will this be the same?

Attorney Lawler thinks the same and will do the same.

Tom Doherty, center building, where pool is?

Attorney Lawler, for now it will stay the same. It may change at some point in time. Doesn't know what will happen with the pool. Keeping brick on two buildings in the front.

Discussion re previous larger project – was going to remove the pool, but this is not happening, no change as of now. Clarifications that this previous project is not what is happening.

Laura Cronin, how does the motel not be here any longer? Change of use?

Attorney Lawler, no motel rooms any longer. There are uses that are a matter of right.

Corey Pacheco, this is an administrative process, rear is different, special permit. Site plan review. Can change use if meets what zoning states.

Attorney Lawler explains was going to keep hotel if first project had happened, but now will not be any hotel.

Kevin Matthews appreciates keeping the property good and thanks the owner.

Tom Doherty, possibly put a couple two bedroom apartments – suggestion. Glad saved buildings and the trees. Wants to bring families downtown.

Kevin Matthews, maybe some kind of marking to keep some historic and history for people to see.

Attorney Lawler, he will mention to his client/the owner.

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

Town Councilor Betty Ludtke in attendance. Thanks the owner. Keeping the context of that corner, thinks suited for this site. The bar? Affordable units?

Attorney Lawler, doesn't know what use this will be. 10 will be affordable, 10 affordable at 65%.

Paulo Paraguay, business owner in attendance. He is neighboring business. A lot of nice lighting continually. Likes the work that has been done.

Attorney Lawler, this action and vibrancy during the off season will be good for keeping things moving, retail follows residential. Good for local businesses. Generates a lot of business. Benefit for Main Street. Town and the BID have invested a lot for Main Street.

Town Councilor Betty Ludtke, are any going to be handicapped accessible?

Attorney Lawler will do per building codes. ADA compliance.

Peri Wentworth, HHDC sometimes makes right decisions that are right for the town. This application is perfect example of how well this commission works, preserving this area. This client was very receptive. Great example and success for everybody.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find his application at 473 Main Street, Hyannis to be compatible with the preservation and protection of the district, , seconded by Peri Wentworth,**

**Roll Call Vote:**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for application at 473 Main Street, as described in the submitted materials, seconded by Kevin Matthews,**

**Roll Call Vote:**

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

**Paulo Paraguay d/b/a Side Door Bagels - 441 Main Street, Hyannis – Map 308 Parcel 080**  
Renovations

**Paulo Paraguay d/b/a Side Door Bagels - 441 Main Street, Hyannis – Map 308 Parcel 080**  
Signage

Paulo Paraguay in attendance. - Both applications taken together.

Open sometime in May. Ramp, location at 441, the old duck boat location, doesn't have handicap ramp now. Is ADA compliant. Slant on the ramp. Have outdoor seating and need a good pathway. Flower boxes out of white Azek, similar to others previous approved.

Kevin Matthews, utility boxes there takes away from site and looks.

Paulo Paraguay, that's why putting more flowers to make it look better.

Tom Doherty confirms metal railing? Can you make wood or composite?

Paulo Paraguay, the cost, have applied for ADA grants to see if can get – for railings. These are the same as at JFK Museum and the town properties and the post office.

Conrad Watson, great job on the landscaping there.

Paulo Paraguay, family friendly and inviting for everyone. Sign application. Street sign. Simple re facing. New logo black, white and goldenrod color, will be changing the top sign to white as is now, the existing is old. Double sided sign.

Kevin Matthews, Palio is it internally lit, our regulations don't allow internally lit signs, but already have one.

Paulo Paraguay, these signs are grandfathered in because always used as a sign. Before it was interior lit with Cape Bowl and the Duck Boat. These are existing signs that will be re faced. New sign, second sign, 9 sq. ft. to go above the door at the side door bagel, with metal hanger, round with their logo, same colors as the other sign, black. Will use same existing light, no new lighting. All of these colors go with our current signage and color palette.

Chair Cheryl Powell opens public comment.

Town Councilor Betty Ludtke bagels brought in or made there?

Paulo Paraguay, we bake them here. New York style.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find the application compatible with the preservation and protection of the district, for 441 Main Street, for both the renovations and the signage and to investigate the suggestion of wood or composite for the railing, seconded by Peri Wentworth,**

**Roll Call Vote:**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews for the application at 441 Main Street, as described in the submitted materials, for both the ramp and the signage and suggestion to look into wood/or composite material for the railing, seconded by Peri Wentworth,**

**Roll Call Vote:**

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

Corey Pacheco – Cape Cod Commission, tentative for April 2<sup>nd</sup>, Sarah Korjeff. Presentation. Further discussion for the next steps at that meeting.

Chair Cheryl Powell – proposing and has a draft. This is a launching off point to incorporate what we have from the attorney's office.

Kevin Matthews, moratorium due May 19<sup>th</sup>.

Town Councilor Kris Clark – reminder - harassment training reminding all to go to this.

**Matters not Reasonably Anticipated by the Chair**

Approval of Draft Minutes - February 19, 2025

**Chair Cheryl Powell entertains a motion to approve, moved by Tom Doherty, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Conrad Watson - aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Tom Doherty - aye**

**Peri Wentworth - aye**  
**Cheryl Powell - aye**

Next HHDC meetings scheduled for March 19<sup>th</sup>, and April 2, 2025

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Kevin Matthews, seconded by Peri Wentworth,**  
**Roll Call Vote**

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

The meeting ended at 7:55 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>