



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

**MINUTES**  
**May 7, 2025**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Tom Doherty, Matt Clark, Cornelius Cawley, Laura Cronin, Kevin Matthews, Conrad Watson

**Members Absent:** Peri Wentworth, Jeniffer Hinckley Needham

**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, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, May 7, 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**

**Attendance Roll Call**

Conrad Watson  
Kevin Matthews  
Cornelius Cawley  
Matt Clark  
Jack Kay  
Tom Doherty  
Cheryl Powell  
Laura Cronin – after attendance called

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

Town Council Liaison Charles Bloom in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**New Business**

JFK Hyannis Museum – 397 Main Street, Hyannis - Map 326 Parcel 138  
Repaint front door

Kevin Howard in attendance. Proposal is to paint the front door, historic red color – repaint the door. Accents the front of the building nicely as well.

Tom Doherty, clarifies the color from the HHDC chart.

Kevin Howard, yes, Redrock Canyon.

**Chair Cheryl Powell opens up public comment. None. Chair closes public comment.**

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

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Cornelius Cawley - 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 397 Main Street as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**473 Partners Restaurant d/b/a Elbow Room Sports Bar/Wicked Willy's Tiki Bar – Map 308 Parcel 084**

**Signage**

**473 Partners Restaurant d/b/a Elbow Room Sports Bar/Wicked Willy's Tiki Bar – Map 308 Parcel 084**

**Exterior renovations**

William Planinshek in attendance. Elbow Room, closed for 6 years. Will be under new management. Fencing rotted. Would like to remove all existing fencing and chain link as well as wooden fencing. Would like to do a lattice white fencing.

Tom Doherty asks about fencing material, PVC shiny or matte?

William Planinshek, yes, could do a matte finish. Signage. Would like to use the picture submitted tonight, "Wicked Willy's" submitted tonight - Note – not signage submitted with the application. Building, would like to whitewash the existing brick. Trim around windows, looking for a soft green. Refers to the color swatch. Lighting – these are solar, 5 or 6 lanterns, 5 to 6 ft. tall.

Tom Doherty, asks about a large tree there now, a few large trees. What will flooring be?

William Planinshek, the tree out front has been trimmed as well. Existing floor will be used.

Tom Doherty, where tree is now will be the band area?

William Planinshek refers to picture of fence. The tree has been taken down, town deemed it was dead.

Cornelius Cawley, what is there now? Condo's going in there now, will this be incorporated?

William Planinshek, no. Clarifies where they are doing new condo units. Sign going under the “Hyannis Inn” sign – where it is now.

Discussion regarding what tree was cut down.

Laura Cronin, we need more detail on what materials will be on the outside bar.

Tom Doherty, how many tables? Where will light posts go up?

William Planinshek, 4 high top and seating around the Tiki Bar. Lights will be centered and distanced. Materials; built out of wood and PVC to trim it off. Matte look.

Laura Cronin clarifies the proposed change of brick color? Laura clarifies what is whitewash – will it look like brick?

William Planinshek reiterates, whitewash the original brick. Green trim over the door and windows.

Kevin Matthews, clarifies what he is asking for. Ok with whitewashing the brick. Lighting, lights must point down in our guidelines. Would be overriding by approving. Signage plastic, also the green color is not in our guidelines, this is not in our regulations either.

Chair Cheryl Powell, override and discretion of the Commission.

William Planinshek, could find another type of lighting, if this is not approvable.

Laura Cronin, maybe do more of a downward glow, possibly maintain the solar.

Tom Doherty, fence – will change from post and rail to lattice? Where will it end and begin? Landscaping will do trees?

William Planinshek, will do a canopy and bushes.

Kevin Matthews clarifies signage. Which signage will be used?

William Planinshek, one on the front facing Main street, will not be plastic sign.

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

Kevin Matthews, just change the lighting to downward.

Chair Cheryl Powell, fence PVC, matte finish, lattice. Bar, wood and PVC combination. Lighting – Laura suggests globe lights and in addition to the lighting presented. May need other at the tables.

William Planinshek, solar is better than the electrical. Green paint color for the trim.

Corey Pacheco, suggests to add the stage to the application. Definitive landscaping plan may need as well, this is in guidelines.

William Planinshek, stage will be wood frame made with PVC, slight overhang to protect, 3 sided, open stage, no more than 10 x 5 ft.

Tom Doherty, should we wait and get a complete plan for the landscaping?

Chair Cheryl Powell, things added to the motion - more definitive landscaping plan and permission from the owner and stage to be added on as presented and the sign on the pergola as well.

Kevin Matthews, lighting on the pergola, down lit, goose neck down lighting

**Chair Cheryl Powell closes public comment.**

Corey Pacheco can continue to get the remainder of the items needed.

Tom Doherty, would like to see placement of the lights.

Conrad Watson, can we make conditional to get it approved?

William Planinshek, administrative? Submit to Staff?

Chair Cheryl Powell explains options.

Laura Cronin, what will the open sign be?

William Planinshek, will use the existing as submitted, no neon or flashing.

Kevin Matthews, how would all like to vote to see other items and continue or have staff review and that it is approvable?

**Both applications/Signage and Certificate of Appropriateness: Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay to find compatible with the preservation and protection of the district for applications at 473 Main Street, as conditioned with; need permission from owner, stage plans, landscape plan, lighting plan, signage and placement on the pergola as well, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Both applications/Signage and Certificate of Appropriateness: Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for applications at 473 Main Street, as conditioned in the Findings and as described in the submitted materials, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Hyannis Oaks Condominium Trust – 569 Main Street, Hyannis – Map 308 Parcel 111**

Exterior paint

Laura Cronin has recused, as she is an abutter.

Devin Witter In attendance, property manager. Courtyard pictures shown. Would like to paint the terra cotta white. Building vacant for some time. Regular white color.

Chair Cheryl Powell clarifies that it is brick?

Devin Witter, not really, has a texture, thinks this is a façade.

Tom Doherty, clarifies the whole building? White trim the same as well? Any samples of the white that you will be using?

Devin Witter, yes, whole building white. Trim is an off white.

Kevin Matthews, confirms going to paint the whole courtyard?

Devin Witter, yes. New roof done as well. Two units facing the street. Doors are all glass with metal brown frame throughout. Used to be the veterans office. Far end is empty. Trying to improve the aesthetics.

**Chair Cheryl Powell asks for any public comment.**

Laura Cronin has recused due to being an abutter, however she is speaking on public comment. In April noticed some painting going on in the courtyard at the beginning of April. A complaint was issued and Building Dept. has spoken to the owners. It is now fully painted and without approval from this Commission. Would be nice to have some presentation of what the plan was before and what proposal would be. the brick is all painted now. Not sure what is being presented now? Thought they were looking for approval of what was done with the brick. No plan for what the rest of the area is going to be like and look like. Maybe would have asked to whitewash and now it is fully painted white.

Devin Witter, his office got a call and was unaware. He did call the painters and told them to stop when he received the complaint. Has a preliminary sketch of upgrades to property, but needs to be financed. Would like to put planters out where orange cones are now, unless the owners have other plans will stay as is.

Cornelius Cawley, white wash?

Devin Witter, will do whatever Commission would like. Reiterates that it is a textured brick. It's like a brick tile, feels like clay brick.

Conrad Watson, brick veneer?

Devin Witter, explains the layout of the building. He has purview over the common areas with the owners.

Discussion - what material is the terra cotta/brick.

Laura Cronin asks for clarification of painting the whole building.

Devin Witter, entirety of Bldg. D. First step in a beautification process.

Kevin Matthews, would only make sense to paint the whole building, and paint two ends.

Chair Cheryl Powell agrees and comments that some people do not know that they have to come to this Commission.

**Chair Cheryl Powell 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 for 569 Main Street, seconded by Jack Kay,**

**Roll Call Vote:**

Jack Kay - aye

Tom Doherty - abstains

Matt Clark - aye

Kevin Matthews - aye

Conrad Watson - aye

Cornelius Cawley - aye

Cheryl Powell - aye

**Chair Cheryl Powell entertains a motion for a certificate of appropriateness, moved by Kevin Matthews to issue for the application at 569 Main Street as described in the submitted materials, seconded by Cornelius Cawley,**

**Roll Call Vote:**

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - abstains

**Jack Kay - aye**  
**Cheryl Powell - aye**

Chair Cheryl Powell calls for a 5 minute break at 7:42 p.m.  
Meeting resumed – 7:48 p.m.

### **Continued Business**

Extension Vote – Public Art Review & Moratorium

Cornelis Cawley asks for clarification regarding new guidelines and then schedule a future joint meeting.

Chair Cheryl Powell, subcommittee had met previously and had to go to Legal Dept.  
Chair Cheryl Powell refers to draft.

Chair Cheryl Powell, OML – can discuss moratorium.

Town Council Liaison Charles Bloom clarifies this can be discussed tonight.

Corey Pacheco explains the timing of the moratorium will end before the Commission's next meeting. Have to vote to end or extend. Need to get to Legal. Commission makes their edits first, and Sarah Korjeff, Cape Cod Commission to possibly make suggestions and then to Legal Dept.

**Motion made by Laura Cronin to extend the moratorium for 3 months, seconded by Jack Kay,**

#### **Roll Call Vote:**

**Jack Kay - aye**  
**Tom Doherty - aye**  
**Matt Clark - aye**  
**Kevin Matthews - aye**  
**Laura Cronin - aye**  
**Cornelius Cawley - aye**  
**Cheryl Powell - aye**  
**Extended for 3 months.**

Discussion regarding procedure for finalizing and procedure for.

### **General Business**

Update on Community Art Wall

Chair Cheryl Powell, this matter needs to be continued.

Town Council Liaison Charls Bloom – The Cordial Eye would like to make sure they are here for whatever is said and done.

Chair Cheryl Powell, we will continue this to the next meeting, May 21, 2025. Will extend the invitation for this.

**Chair Cheryl Powell entertains a motion to continue, moved by Tom Doherty, seconded by Cornelius Cawley,**

#### **Roll Call Vote:**

**Conrad Watson - aye**  
**Cornelius Cawley - aye**  
**Laura Cronin - aye**  
**Matt Clark - aye**  
**Tom Doherty - aye**  
**Jack Kay - aye**  
**Cheryl Powell - aye**

### **Matters not Reasonably Anticipated by the Chair**

Approval of Draft Minutes - April 16, 2025

**Laura Cronin makes a motion to approve, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin – aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell – aye**

Next HHDC meetings scheduled for May 21 and June 4, 2025

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley,**

**All aye**

The meeting ended at 8:01 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>**