



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

MINUTES
July 2, 2025
6:30 p.m.

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

Members Absent: 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, 2nd Floor **6:30 P.M.** on **Wednesday, July 2, 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

Peri Wentworth
Conrad Watson
Kevin Matthews
Cornelius Cawley
Matt Clark
Laura Cronin
Jack Kay
Tom Doherty
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Town Council Liaison Charles Bloom in attendance

Updates

- Trainings
- Awards
- Correspondence

Jack Kay reads into record: letter from Jennifer Ratliff dated June 26, 2025.

Peri Wentworth reads into record letter from Applicant - 379 South St – request to continue this matter to July 16, 2025.

Chair Cheryl Powell reads into record letter in support for Community Art Wall, from Cindy Martin, dated July 2, 2025.

Reminder of Commission's Purpose and Proper Procedure

New Business

Advocates/Family Resource Centers, Cape Cod – 29 Bassett Lane, Hyannis – Map 308 Parcel 271

Signage

Anne Ramsey from ViewPoint Sign in attendance. Rebranding - just changing sign from what is there now. Just changing the wording.

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

Chair Cheryl Powell entertains a motion on the Findings, moved by Tom Doherty to find the application for 29 Bassett Lane to be compatible with the preservation and protection of the district, seconded by Jack Kay,

Roll Call Vote:

**Peri Wentworth - aye
Jack Kay - aye
Tom Doherty - aye
Matt Clark - 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 for 29 Bassett Lane as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

**Cornelius Cawley - aye
Laura Cronin - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye**

Theodore Zambelis – 379 South Street, Hyannis – Map 308 Parcel 218

Solar Panels

Request to continue received: Chair Cheryl Powell entertains a motion to continue to July 16, 2025, seconded by Cornelius Cawley,

Roll Call Vote:

**Cornelius Cawley - aye
Laura Cronin - aye
Kevin Matthews - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye**

Minor Modifications

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

White wash and paint

William Planishek in attendance. He explains that he is requesting, per the owner to make the wing building look similar to the other building that has already been painted. Has color samples that are passed around. Owner would like to develop this building as well. Opening the restaurant possibly in the future.

Laura Cronin confirms that this is only for the second building, not the first application/building that came before?

Chair Cheryl Powell explains that there are some concerns about the whitewashing and about the scale of the layout. Center bar. Some concerns about what is there now.

Laura Cronin, the whitewash isn't whitewash it is painted, the brick is hard to see. Project progressed with objects brought on to the property. What is actually being done is not what was presented. The scale is not what's there. Materials on the bandstand facing High School Road are cheap looking, the roof is not what would be approved. Lighting, thought going to be flickering, but when on they are red lights. Had suggested globe lights like other businesses in the area. Wanted to help move this project along, but it does not look like what was presented. Murals and paintings being done on the side of bar. A lot of things going on that weren't presented. Painting started before 20 day appeal period. Furniture, this wasn't brought back to be approved. This is not representative of what was presented.

Chair Cheryl Powell, scale is not what was presented, things are stuffed in. Chairs look nice.

Tom Doherty agrees with Laura. We did a favor giving the go ahead to do before completed. This is nothing like we thought. Landscaping and fence not what we thought, this is misrepresentation.

Kevin Matthews, whitewashing brick is tough, some are heavier and/or lighter than others. We should have been more clear about that. Only see 4 lanterns there now, not 5. Why did more lighting go away. Good couch area, but no light there to light up area. The actual footprint is not what was portrayed. Signage not up on Tiki bar yet. Needed a lot of things when original came.

Corey Pacheco explained - came back with 10 x 5 stage, landscape and lighting. Also provided signage with downward lighting to be attached to the sign. We received and brought to Chair for signature. HHDC needs to come to a consensus and move forward with a letter to have applicant address their concerns and then if not it will go to enforcement.

Chair Cheryl Powell, in future we will have Commissioners go and meet with applicant on site. Concerns with the scale being different. Prefer to continue to the next meeting in order to address the concerns of the Commission and come up with some changes to make it better.

Cornelius Cawley likes the pavers. How many seats at bar? It seems larger.

William Planishek, 12 seats total, actually reduced it from original size. Thinks lanterns resemble what some have on Main Street. The bandstand needs additional trim. Fencing, because matte finish has to be a special fence made, hopefully here soon. This would be part of the landscaping. The whitewashing is subjective, may be different to others. Tiki bar was downsized. Signs, goose necks, pavers went in.

Laura Cronin, maybe get a real to scale plan that would fit. Was a site plan review done for this? Has it been reviewed by Building Dept.? Now it's very condensed.

William Planishek, Bldg. Dept. has been on site and are aware.

Kevin Matthews, how hard to take back the white wash, it's a little to dark, thinking that you may see the red brick a bit.

William Planishek, it can be power washed and that would make it lighter.

Kevin Matthews, two sides are still brick, will these be done as well? Number two is a few more lanterns, needs more light.

William Planishek, that's the owners choice, maybe if power washed then can look at all.

Chair Cheryl Powell asks if Laura Cronin could go out and review, Tom Doherty will go as well.

Suggests to continue to next meeting – July 16th - white wash, lanterns, revised scale, landscaping position of the lights.

Discussion regarding the lights

Motion made by Chair Cheryl Powell to continue to next HHDC meeting, July 16, 2025, seconded by Jack Kay, Roll Call Vote:

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

Discussion

Update on Community Art Wall

Chair Cheryl Powell suggests continue to July 16th meeting.

Laura Cronin asks what is this discussion for this evening?

Chair Cheryl Powell, will be on for the next meeting.

Anastaci Pacella in attendance. Have received no complaints. Elizabeth Wurfbain has told them that there has been a lot less tagging in the whole of Downtown area. Everything seems to be going smoothly. BHS field trip this past May. Worked with the students about art and artists available. Would expect to just do one meeting, instead of two. Why not vote on today?

Corey Pacheco explains the Director suggested to wait until the next meeting to do the extension. Chair had asked to put this on for discussion. Had some verbal complaints.

Laura Cronin, can we know what the verbal complaints are?

Chair Cheryl Powell, they were afraid to put in writing.

Public citizen interjects: Point of order, does that mean that it is expired on July 15th?

Chair Cheryl Powell, it just means time's up and we will vote at next meeting.

Corey Pacheco, status wouldn't change unless enforcement on it. Whereby HHDC would write to Bldg. Dept. for enforcement.

Kevin Matthews will not be here for next meeting. Three things to mention: No written complaints, but verbal complaints – no formal. Maintaining the wall, some offensive. Should be looked at every day. Lighting and cameras, yes. Monitoring of obscenities, there was one up before it was caught. Are you or the BID checking that wall every day? Morning and night to be able to cover this up?

Anastaci Pacella, yes, this was discussed at January meeting.

Chair Cheryl Powell, we were given assurances would be maintained daily. In January watching for 4 months and nothing had happened. Something hadn't been cited for several months. Anything questionable stencils would be used. Around April someone took black spray paint over the point in question. Didn't get changed until May.

Tom Doherty, very dark here, sometimes people standing around smoking cigarettes. This is to big for the building. Aerosol is toxic and people are using aerosol cans.

Chair Cheryl Powell – pornography on the outer wall towards the children's center.

Laura Cronin, the monitoring of it has been mostly the public. It's not inviting to the eye. Needs to be monitored all the time. People are not going to come in public and voice their opinions because of ramifications. Needs more of community inviting.

Tom Doherty, it's on a public building, should represent all types of art.

Kevin Matthews, is it just for spray painting? Pornography and bad stuff shouldn't be there, shouldn't be there for months. Autism and art therapy. More instances like that is good.

Anastaci Pacella, no, you can bring anything to use and to paint.

Peri Wentworth, guidelines ask for enhancement and aesthetics of the area. How would effectively be monitored?

Chair Cheryl Powell, think about what was discussed tonight and have something for next meeting.

Corey Pacheco, - the library is not owned by the Town or public, to correct Tom's statement earlier.

Anastaci Pacella would like to know and to address anything that anyone might see. Email is good to let us know. It can go through Staff to get to her.

Chair Cheryl Powell - continue to next meeting. July 16, 2025.

Election of Officers

Chair Cheryl Powell – Tom Doherty no longer wishes to be Vice Chair. Thanks him for all hard work.

Chair Cheryl Powell would be happy to run for Chair again. Cornelius Cawley has offered to take the Vice Chair position. And Jack Kay is willing to stay on as Clerk.

Nominations from Jack Kay, seconded by Peri Wentworth, for Cheryl Powell for Chair, Cornelius Cawley for Vice Chair and Jack Kay as Clerk,

Roll Call Vote on all three positions:

Peri Wentworth - aye

Cornelius Cawley - aye

Jack Kay - aye

Laura Cronin - aye

Tom Doherty - aye

Matt Clark - aye

Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Cornelius Cawley – draft for the public art.

Chair Cheryl Powell – put on the July 16th Agenda for a vote. Public art guideline draft – pg. 46.

Approval of Draft Minutes June 18, 2025

Chair Cheryl Powell entertains a motion to approve, moved by Laura Cronin, seconded Kevin Matthews,

Roll Call Vote:

Kevin Matthews - aye

Conrad Watson - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for July 16th and August 6th, 2025

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Kevin Matthews,
All aye

The meeting ended at 7:43 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>

APPROVED