



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

MINUTES
August 20, 2025
6:30 p.m.

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

Members Absent: Cornelius Cawley and Kevin Matthews

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, August 20, 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
Tom Doherty
Matt Clark
Laura Cronin
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings – Cindy Lovell will forward to all Open Meeting Law (OML) guidebook for all to read – September 3, 2025, Agenda item.
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Minor Modifications

Complete Home Group, LLC and Trent Gelo – 183 Iyannough Rd., Hyannis – Map 328 Parcel 201
Changes to original renovations

Trent Gelo in attendance. Stephen Engel in attendance. He explains per the plan – wants to remove space instead of adding and leave structure on the front as well. Asphalt roofing. Roughcut lumber. Roof tops. Gas meter so old classified as non gas – \$3,500

a ton for rebate funds, now have to go to rooftops, half the money for heat pumps. Placed where smoke stacks were. Back of the building. Won't see the rooftops, backside will see. Future may come back to put bump out on. These are the three things we are changing.

Laura Cronin, what is changing on the bump out?

Trent Gelo, nothing has changed. Not doing a bump out. Trying to keep clean, as is for now.

Peri Wentworth, chimneys look like? Last presentation this was shown.

Stephen Engel, train tracks going along the building, if took out it wouldn't have looked right. Blends with train tracks going in and good usage.

Peri Wentworth, directs to Staff, anything required about screening?

Corey Pacheco, rooftop shall be screened not viewable from public way. Applicant needs to prove not visible from public way.

Stephen Engel, something to handle the wind and look appealing would be hard to do. How would this be secured?

Trent Gelo, really can't see them from public view.

Stephen Engel – could not see the rooftops from bus stop and train station.

Chair Cheryl Powell opens up public comment. None.

Stephen Engel thanks town for the trees, free trees. Looks very nice.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, (Minor Modification) moved by Tom Doherty to find this application to be compatible with the protection and preservation 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
Conrad Watson - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, (Minor Modification) moved by Tom Doherty to issue for the application at 183 Lyannough Road, as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Conrad Watson - aye
Laura Cronin - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye

Couto Management Group d/b/a Dunkin Donuts Brand – 442 Main Street, Hyannis – Map 309 Parcel 223

Changes to monument sign

Attorney Patrick Nickerson in attendance for the Applicant. Modification for the monument sign. Dimensions aren't clearly written – sign vendor has determined it has exceeded what is needed for this sign. Have approved sign, but the dimensions conflict with

legal lease of the Regulatory Agreement (RA). There was an error in the calculation itself, only text was calculated. The background has to be considered as well. Modification to the RA - have 14.2 sq. ft. to work with. Propose a sign that fits within RA and then seek from Planning Board and then come back for a redesign monument sign. Planning Board condition of approval – for 6 plants; 3 hydrangeas and 3 blue princess hollies. This will fit within the RA and with the condition to do the plantings.

Attorney Nickerson, there is a landscape plan in position for it. Don't have any height issues. Some plantings will help break it up.

Laura Cronin, where will they be placed, in front of the brick?

Attorney Nickerson, yes, in front of the sign, in front of the brick. Lights to illuminate the sign.

Chair Cheryl Powell, it meets the zoning, fits in with our guidelines as well?

Attorney Nickerson, yes.

Tom Doherty, irrigation system?

Attorney Nickerson, don't know, but there is a landscape bond in place. Looks nice currently. There are 7 business signs with the project.

Conrad Watson, front of the building, facing Main Street, new signs going up there?

Attorney Nickerson, no changes to that footprint. There is a Dunkin sign there and reserved space for tenant sign for when needed

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

Minor Modification - 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 the application at 442 Main Street, seconded by Peri Wentworth,

Roll Call Vote:

Conrad Watson - aye

Laura Cronin - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Peri Wentworth - aye

Cheryl Powell - aye

Minor Modification – Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue for application at 442 Main Street as described in the submitted materials, seconded by Peri Wentworth,

Roll Call Vote:

Peri Wentworth - aye

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Laura Cronin - aye

Conrad Watson - aye

Cheryl Powell - aye

Discussion Item

Chair Cheryl Powell – In review, enforcement form was made a few years ago. Procedure letter to person. Our presentation from/by the Building Commissioner has been postponed to Sept. 17, 2025. Presentation will be done and then opened up for questions.

Matters not Reasonably Anticipated by the Chair

Approval of August 6, 2025, Draft Minutes

Chair Cheryl Powell entertains a motion for approval of draft minutes, moved by Tom Doherty, seconded by Jack Kay,

Roll Call Vote:

Conrad Watson – aye
Laura Cronin - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay – aye
Peri Wentworth - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for September 3rd, and September 17, 2025

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Jack Kay, seconded by Peri Wentworth,

Roll Call Vote:

Conrad Watson - aye
Laura Cronin - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Peri Wentworth - aye
Cheryl Powell - aye

The meeting ended at 7:05 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>