



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

**MINUTES**  
**September 17, 2025**  
**6:30 p.m.**

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

**Members Absent:** Conrad Watson

**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, September 17, 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 – Clerk, Jack Kay**

Perri Wentworth  
Kevin Matthews  
Matt Clark  
Laura Cronin  
Tom Doherty  
Jack Kay  
Cornelius Cawley  
Cheryl Powell

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

**Updates**

- Trainings
- Awards
- Correspondence

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

**Discussion Item**

Building Commissioner – enforcement

Chair Cheryl Powell explains how the form that was created previously has worked in the past.

Laura Cronin, problem is that we can't submit any complaint. Public knows that HHDC cannot enforce. Suggests identify areas now. Suggests designate infractions already that are being done.

Kevin Matthews, should be a process. We are not enforcement.

Jack Kay, preexisting and non conforming we don't have a say about. Fine line here.

Discussion regarding enforcement.

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

Re: Design Guidelines - Kevin Matthews, joint meeting with Planning Board, when would this take place?

Corey Pacheco, hopefully sometime in October. Chair has accepted the edits. This Commission decided Chair would make the decision about the edits.

Chair Cheryl Powell, Sarah Korjeff and Legal Dept. has worked on it. Put updates on the Oct. 1<sup>st</sup> Agenda for the Design Guidelines.

#### **Approval of September 3, 2025, Draft Minutes**

**Chair Cheryl Powell entertains a motion to approve the draft minutes, moved by Kevin Matthews, seconded by Peri Wentworth,**

**Roll Call Vote – Clerk Jack Kay:**

**Cornelius Cawley - aye**

**Kevin Matthews - aye**

**Perri Wentworth - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

Chair Cheryl Powell – intermission taken – awaiting to see if Building Commissioner will attend. 6:45. Meeting reconvenes at 6:50.

Corey Pacheco states Building Commissioner can't make it tonight. We will reschedule.

Corey Pacheco, we will have edits presented that have been made to the Design Guidelines.

Next HHDC meetings scheduled for October 1, and October 15, 2025

#### **Adjournment**

**Motion made by Laura Cronin to adjourn, seconded by Cornelius Cawley,  
All aye**

The meeting ended at 6:53 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>**