



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

**MINUTES**  
**December 4, 2024**  
**6:30 p.m.**

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

**Members Absent:** Cornelius Cawley, Jeniffer Hinckley Needham and Jack Kay

**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, December 4, 2024.**

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  
Matt Clark  
Laura Cronin  
Tom Doherty  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance

**Updates**

- Trainings
- Awards
- Correspondence – letter anonymously received – reads into the record. Note – yellow post it, lights at Comfort Inn.

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

**Continued Business**

**Peggy McEvoy – 53 Pleasant Street, Hyannis – Map 327 Parcel 121**  
Demolition of shed - *continued from November 20, 2024*

**Peggy McEvoy – 53 Pleasant Street, Hyannis – Map 327 Parcel 121**  
Shed - *continued from November 20, 2024* (Click [HERE](#) for application and materials)

Peggy McEvoy in attendance. Maryann McEvoy also in attendance. They have decided to go with Pine Harbor Wood Products now. The company builds the shed. Using Everlast PVC clapboard, this is in accordance. Asphalt arch shingles, two paneled bead board door, 24 x 36 aluminum window and one pair of shutters.

Laura Cronin, design still talking about using a PVC, not wood. This location, there are alternatives rather than the PVC clapboard. Thinks improvement. Siding, would like to see in wood.

Kevin Matthews, PVC clapboard still considered vinyl. Vinyl siding is prohibited. Talking about a small shed, seems fine. Can overlook because small shed.

Laura Cronin, keep in line with more historic materials being where it is and the visibility. The Nantucket House used wood and clapboard. Across the street as well.

Corey Pacheco interjects, PVC is completely different material from vinyl siding.

Conrad Watson, this looks authentic, doesn't have the vinyl look.

Corey Pacheco explains from staff report and how sketched out on the application.

#### **Discussion regarding PVC and the Commission's use of.**

Kevin Matthews reads in guidelines; materials aluminum or vinyl siding are prohibited. Definition of clapboard siding. Composite material. Clarifies it is Everlast PVC clapboard.

Chair Cheryl Powell, looks like is a composite material, which we do generally accept.

Peggy and Maryanne McEvoy clarify that it is composite material.

Kevin Matthews, is there a gloss finish?

Peggy McEvoy, no, it's matte. Wouldn't want a gloss finish.

Chair Cheryl Powell opens up public comment.

Tom Doherty, thinks with stipulations – would like a sample and approval with seeing the sample.

Corey Pacheco, this would not be a gloss finish.

#### **Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find these applications to be compatible with the preservation and protection of the district, for the property at 53 Pleasant Street, Map 327 Parcel 121, for both the demolition of old shed and new shed, Applicant must submit a sample of the Everlast clapboard for review by Planning & Development Staff for approval for the use of Everlast composite material with a matte finish, seconded by Peri Wentworth,**

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

**Laura Cronin – nay  
Kevin Matthews - aye  
Conrad Watson - aye  
Matt Clark - aye  
Peri Wentworth - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for 53 Pleasant Street for the demolition of existing shed and new shed to be Everlast composite, matte finish and verified by Staff, seconded by Peri Wentworth,**

**Roll Call Vote**

**Peri Wentworth - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Conrad Watson - aye**

**Laura Cronin - nay**

**Cheryl Powell - aye**

**New Business**

**Centerville LLC – 606 Main Street, Hyannis - Map 308 Parcel 066**

Windows and Siding

Jean Bowden from Capizzi Home Improvement.  
Roland Gonsalves, project manager.

Roland Gonsalves explains the proposed work - to change out the windows on upstairs dormer, facing Main Street, 7 windows above the stores and change out the siding as well as left gable siding. Hardie siding. Existing is painted cedar shingles on the gable. Refers to picture submitted of gable and dormer – slate grey, clapboard style Hardie siding. Other work being done on building but this is not visible, cannot see the rest of the building.

Tom Doherty confirms not storefront windows?

Roland Gonsalves, no, leaving those. Will be a creamy white paint.

Jean Bowden, windows above have grids, broken.

Roland Gonsalves has a sample of the grey, pre painted Hardie siding. Fiber cement composite material. Proposing Harvey vinyl windows. Existing, some have grills some don't. Proposing to do grills – vinyl. Matching the siding that is in the back, pre existing now. Footprint of the building jogs. Already vinyl in back part. Will change out the existing shingles. Doors and picture windows that are not seen, rotted out.

Jean Bowden, Bacon Terrace is not visible. Only presenting what is viewable from a public way.

Roland Gonsalves, far back part of building. Already vinyl sided and then a turn has cedar shingles. Three different types of siding on the building now. Want to match vinyl on back part along the side that is not visible. Color of the vinyl is hearthstone. They will be matching that.

Kevin Matthews confirms where the Hardie material will be.

Roland Gonsalves, front portion and left hand side. Refers again to the picture of the building. Would like to match the vinyl and changing out 3 doors and picture windows.

Kevin Matthews, vinyl windows not allowed, composite are permissible and wood.

Roland Gonsalves, we can do a composite instead of the vinyl.

Jean Bowden, apartments in the back, a lot of work needs to be done.

Chair Cheryl P, windows to be composite and James Hardie composite siding.

Roland Gonsalves, can do composite or wood for windows.

Corey Pacheco, need to submit the specifications for what the window material will be now.

Laura Cronin, front of the building now shingles, not replacing with any shingles? Clarifies. The section is mostly shingles.

Roland Gonsalves, is painted shingles now. Proposing to do the clapboard, James Hardie lap siding, fiber cement in the grey slate color.

Kevin Matthews, new guidelines – section 1, regulations, part c, letter a, states vinyl windows are only allowed if appropriate character of Cape Cod. Guidelines say wood is strongly recommended. Window fenestrations, pg. 23.

Laura Cronin, guidelines don't state for visibility in/at the street level, seen by the street.

Chair Cheryl Powell, new guidelines, going forward will apply now.

Corey Pacheco, 40C goes by what's visible from a public way. This is in your jurisdiction, public way, public park or body of water. Clarifies – the Commission can only regulate what is visible from a public way.

Roland Gonsalves confirms that it is private parking lot and the walkway, its for access for the residents.

Conrad Watson clarifies how much has to be replaced?

Roland Gonsalves, it would be 14 square.

Discussion regarding the difference between a public and private way

Chair Cheryl Powell opens up public comment.

Kevin Matthews, confused about window section and definitions.

Staff to review specifications for/on the windows.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Peri Wentworth, to find the application for 606 Main Street, Map 308 Parcel 066 to be compatible with the preservation and protection of the district, windows will be wood or composite and siding will be James Hardie as presented, and specifications for windows to be submitted to Staff for review, seconded by Tom Doherty,**

**Roll Call Vote**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Peri Wentworth to issue for 606 Main Street as described in submitted materials and as stated for specification review by Staff for windows, seconded by Kevin Matthews,**

**Roll Call Vote:**

Conrad Watson – aye  
Kevin Matthews - aye  
Laura Cronin - aye  
Matt Clark - aye  
Tom Doherty – aye  
Peri Wentworth - aye  
Cheryl Powell - aye

**Discussion**

Clarification of Enforcement Procedure

Laura Cronin – some approved applicants have not been approved for certain things and have not complied with what was approved. This is for when someone is approved by HHDC and did not comply with the approved decision.

Chair Cheryl Powell explains the process. That the Bldg. Commissioner can be notified from HHDC. We write to the person/entity first and then they come before HHDC for approval. Bldg. Commissioner - we send a form to him and then they can enforce. Some people do not realize they have to get approval.

Laura Cronin, we can't do this?

Kevin Matthews, we should not get involved in enforcement, should come from the Bldg. Commissioner. As a member of the public you can file a complaint.

Discussion regarding racks, signage and other items on the sidewalk. How does enforcement get implemented.

Chair Cheryl Powell, can write to the Bldg. Dept. as well.

Matt Clark, we have appeals committee, why not put together an enforcement committee?

Laura Cronin, we don't have any control over what gets done and the compliance of.

Town Council Liaison Charles Bloom, there is an effort to address enforcement at Town Council. It will be another Committee, not this Commission. Ad Hoc committee feels enforcement should have been addressed and a part. Hopefully another Committee, it is a huge issue. It's throughout the town as well.

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

Kevin Matthews, joint meeting – would like to suggest the window regulations and guidelines have clarity and are one in the same.

Tom Doherty, when will we discuss pg. 46 of the Design Guidelines?

Corey Pacheco, trying to do a meeting with Cape Cod Commission also for pg. 46 of the Design Guidelines.

Chair Cheryl Powell, will meet with working group.

#### **Approval of November 20, 2024 Draft Minutes**

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

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

**Laura Cronin – aye**

**Kevin Matthews – aye**

**Conrad Watson - aye**

**Matt Clark – aye**

**Tom Doherty – aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

Kevin Matthews, would like an opinion from legal regarding the library community art wall, from the Town's Legal Dept.

Next HHDC meetings scheduled for December 18, 2024 and January 15, 2025

The December 18, 2024, meeting will be cancelled – The Commission is in agreement for this.

#### **Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Peri Wentworth,**

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

**Laura Cronin – aye**

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

The meeting ended at 7:57 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