



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

**MINUTES**  
**March 19, 2025**  
**6:30 p.m.**

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

**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 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, March 19, 2025.**

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**

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

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

**Updates**

- Trainings – Harassment Training reminder
- Awards
- Correspondence

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

**Minor Modifications**

**Sila K. Sahteli d/b/a Beauty Eyebrows Threading – 497 Main Street, Hyannis – Map 308 Parcel 092**  
Sign modification

Sila Sahteli in attendance. 2 x 6 one more business sign he would like to add. He shows the pictures submitted. Presented on the monitor. Will be able to see better - other businesses near him have the same.

Laura Cronin, what kind of material? Is it lit?

Sila Sahteli, vinyl. It clips on/mounts. Hood behind it to mount it, with brackets. There is a building light there, existing.

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

Elizabeth Wurfbain, Business Improvement District (BID) – makes comment. Other place, hair stylist did a nice job with a sign like this, above the window.

Discussion about materials for the existing signage and materials that can be used. The material being described is PVC, not vinyl.

Chair Cheryl Powell closes public comment

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find the application to be compatible with the preservation and protection of the district, with PVC or let us know what material, seconded by Jack Kay,**

**Roll Call Vote:**

- Cornelius Cawley - aye**
- Conrad Watson - aye**
- Laura Cronin - aye**
- Matt Clark - aye**
- Tom Doherty - aye**
- Jack Kay - 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 497 Main Street as described in the submitted materials, and with PVC or approved material, seconded by Jack Kay,**

**Roll Call Vote:**

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

**Town of Barnstable - Main Street, Hyannis  
Parklets**

Kyle Pedicini, Assistant Director, Planning & Development in attendance, representing the Town. He gives a background of the parklets and – Decision read by Kyle - for a one year extension. Shared street grant in 2022 to purchase the street parklets. Serve as a trolley stop in summertime. To increase visibility of the trolley system. Place to sit as well. Would like to add more lights to them. State likes the idea and gave grant money for. Haven't had any complaints and people seem to like. Palio's Pizza likes the idea, supportive after installed. Partnership with the BID. Put planters around them/with plants.

Chair Cheryl Powell, one of the problems previous was the entrance area/opening to the street, but was amended.

Kyle Pedicini, lights will be draped around the canopy. Blue canvas canopy.

Kevin Matthews, why no opening on both sides?

Kyle Pedicini, can make that adjustment and possibly remove one of the panels. Probably need another ramp.

Peri Wentworth, were lights on original application?

Tom Doherty, thought was just for one year?

Kyle Pedicini confirms, yes and the decision to extend was in decision. Hoping to keep them and have on the street. This is year two. Seasonal only.

Chair Cheryl Powell, did have concerns for safety if problems arose – that's why decision stated come back for review.

Tom Doherty, if adds to business ok, and add lights.

Laura Cronin, How many? More than just two? The parking is a concern, taking up parking spaces. Could the second one be the same way? Move it in. Lights?

Kyle Pedicini, yes, can have DPW Structure move it in. Lights will be string lights that are solar powered. Small bulbs.

Laura Cronin – confirms the original amount they had.

Kyle Pedicini, they didn't purchase all – put money into sidewalks. This will be year to year.

Conrad Watson, any possibility of getting one on the east end? His sidewalk has a lot of room.

Kyle Pedicini, we can look into that.

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

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell makes a motion for the Findings, moved by Cheryl Powell to find this application to be compatible with the preservation and protection of the district, with regard to Main Street parklets and to keep in mind the parking needs, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell makes a motion for a Certificate of Appropriateness (minor modification), moved by moved by Cheryl Powell to issue for the application for Main Street with regard to parklets and preferences in the Findings, 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**

**New Business**

**235 Ocean Street, LLC – 235 Ocean Street, Hyannis – Map 326 Parcel 034**

**Patio Extension and Stairway**

Chad Hill with Complete Home Group in attendance. This would like improve the entryway. Extend patio and will have access for all up and down and Fancy's marketplace. People from Hotel can access without having to go into the street. Presentation shown. Entry way with pillars and lantern lights. Will match what's there. Masonry wall, carry over. Railing, PVC staircase will match with what is there.

Tenant/Adrian – this is more for the hotel. Adrian is the tenant. The owner, bridging two parcels both owned by Newport Hotel Group. This is for the Hyannis Harbor Hotel.

Jack Kay, both addresses? Do we need to have both here?

Corey Pacheco interjects, this has been reviewed by the Building Commissioner and deemed necessary for this improvement.

Chad Hill, materials – match all existing currently on site.

Peri Wentworth, when will this be done?

As soon as possible (tenant/Adrian), about a three week job. Current sign is wood and we would match that. Would like to light this sign, when applied for.

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

**Chair Cheryl Powell entertains a motion for Findings, moved by Kevin Matthews to find this application at 235 Ocean Street to be compatible with the preservation and the protection of the district, 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**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for application at 235 Ocean Street, as described in the submitted materials, and applicant to come back for sign application, seconded by Cornelius Cawley,**

**Roll Call Vote:**

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

**Continued Business**

**Bornbam Associates, LLC – 337 Main Street, Hyannis – Map 327 Parcel 111**

Demolition *continued from February 19, 2025*

**Bornbam Associates, LLC – 337 & 345 Main Street, Hyannis – Map 327 Parcels 111 & 112**

New Building *continued from February 19, 2025*

Attorney Patrick Nickerson in attendance. Attorney John Kenney in attendance. Johnathan Stone in attendance. Marcello Mallegni, owner in attendance.

Chair Cheryl Powell reads into record email and from Florence Doud that she sent with her pictures – March 4, 2025.

Correspondence previously read into record from last meeting:  
Kevin Matthews reads into record: Florence Doud - February 5, 2025.  
Kevin Matthews reads into record - Betsy Young – February 19, 2025.

Take both applications together - Updated materials.

Attorney Nickerson asks if any Commissioners have issue with the demolition?

Kevin Matthews, windows on original building, great if can save these. Barnstable bricks could possibly be here. The building does need to be demolished.

Attorney Kenney, thinks all in favor of having building demolished, so the focus is on the new building.

Attorney Nickerson – newest revised plans are shown. Just received tonight. Proposed new building, 50' 8" to the ridge. See newest plans sent. Proposed height is 4'4". North Elevation – 2, shown. Picture – aerial views shown. Nearby buildings shown on this aerial view. Several aerials shown. 17 ft. from the building to Jack's drum shop. Church and Town Hall shown. Dan Ojala did these aerial views.

Town Regulatory Agreement – 2006 excerpts from this regarding the height. These were approved in May of 2005. Rendering shown of the building back in 2005. We are presently proposing something of lesser height. Mock up of building shown. March 22, 2005. Building shown with grey brick and siding, comments for red brick to be reused. No changes to the floor plan or site plan or setbacks or parking. Trash will be kept indoors with double wide doors for truck to access. Will not have trucks for this parked on Main Street. North Elevation shown – 2025. Revised shown, losing some windows on front. Siding and shingle materials. Updated elevations shown with beige siding and not grey, changed black windows to white, some people wanted that. Red brick as opposed to Leo's Pub Brick shown last meeting. Gooseneck lighting added to the entrances.

Chair Cheryl Powell, gooseneck lighting added, but not in a certain areas.

Johnathan Stone, door is set back so lighting would be recessed, no goose neck this is lit from above.

East elevation shown. Original had Hardie plank. Building mass is now being broken up with some brick and some Hardie plank. Parking doors/garage facing parking lot to the rear. Updated rendering shown. With brick and placement of windows. South elevation, the rear of the building, updated has shingles on fourth story. This is furthest from Main Street. Views from Ocean Street and behind Jack's drum shop. An improved path between buildings. Decided to do a mixture of brick and Hardie to break up the massing.

Chair Cheryl Powell, lighting?

Attorney Nickerson – we could consider putting lights in this area.

View from the rear shown. Additional Main Street rendering. Balconies. Really won't see the dormers.

Cornelius Cawley is lot part of same parcel or two separate?

Attorney Nickerson two parcels in common for the one.

Brick samples shown/passed around. Marcello Mallegni, owner explains the samples.

Chair Cheryl Powell asks why ridge so tall?

Johnathon Stone - pitches back, there is a living space, but can't see from this angle/front façade. Views shown. Units on top floor pushed towards the back. Windows on existing building. Triple over the front entrance. Front elevation round window is on the gable end.

Attorney Nickerson, brick re purpose, two ways to be done: physically remove existing and chop up for the façade for commercial, this will re purpose for proposed. Other way to use real brick that would match in color, but not be the exact historic brick. Expect difficulty in using the old brick - could salvage veneer to use on the side.

Marcello Mallegni, owner explains how the Puritan building did the veneer.

Attorney Nickerson, the back up option would be a veneer to match the Puritan style.

Marcello Mallegni, owner, each brick you can get three pieces from. Explains the discoloration in the original as in comparison to the Puritan building and the veneer look. They manufacture stones, bricks. Have a warehouse in Marlboro.

Conrad Watson, what is the height on the Main Street side of the building, to the eave?

Johnathan Stone, 35 ft., yes, looks like a three story building.

Tom Doherty, can see that a lot of research has been done. East view of the building. Frontage, viewed from Ocean Street. Thinks this building is not for Hyannis, it's to big.

Attorney Kenney, responds this is the Growth Incentive Zone (GIZ) the idea is to put structures like this with the density and that's why the zoning was changed. Town Father's disagree with you and the ordinance disagrees with you.

Tom Doherty, doesn't want a wall of buildings going down Main Street. Not developed like this.

Chair Cheryl Powell, presentation – the height, where is the discrepancy - Kevin Matthews, Jack's Drum Shop comparison. Regulations and Guidelines, there is a difference.

Cornelius Cawley, concerns, why wasting time if presentation being invalid.

Attorney Nickerson, the actual streetscape doesn't align with your regulation of 15 ft. The one next door is 24, that is a 31 ft. difference.

Corey Pacheco, HHDC's ordinance is Chapter 112 – Section 112-32, part B – In the case of new construction or additions to existing buildings or structures the Commission shall consider the appropriateness of the size, shape, and location of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings, structures, and general setting in the vicinity. Have to adhere to this ordinance. Have discretion in guidelines, that will help you determine.

Guidelines state - in order to establish, - shall be considered when - proposing new construction – The proposed elevations building height shall not be greater than 15 ft. The moderate height increase shall be maintained for no less than 30 linear ft., before an additional increase in height is considered> This does provide clear insight and this is a particular section that provides that.

Cornelius Cawley clarifies, as written, do our guidelines prevent us from approving this?

Corey Pacheco, no.

Kevin Matthews, thinks the clarity is not good. The previous regulatory agreement was from 2007, the ordinance change with zoning allows for four floors. Planning and HHDC have agreed to regulations and guidelines, both have been approved. This is what we are going with. The Section a, shall consider - setting or place, scale color - arranged, texture material, position of such buildings or other ways - Our decisions have to be defended, saying that they are not arbitrary or c.

Would like to challenge the Town Council – don't want to be capricious. Too many different things being said differently. Not thinking about the ordinances just thinking about the guidelines we've been given. Thinks the building is nice, but regulations, no greater than 15 ft. – it doesn't make that regulation work. If Town Council wants to change, let them. Feels bad because developers can't get things done and there is not enough clarity.

Attorney Kenny, not a regulation it's a guideline.

Laura Cronin, the presentation hasn't really changed much. We are missing the frontage on Ocean Street. Would like to see being more in line with what we'd like to see on Main Street. Trying to maintain the character. Doesn't see any difference.

Conrad Watson, the existing building, walked by several times today. He renovates buildings. This building isn't worth saving. Likes the design it represents progress, not many historical ones left. Marcellos's, Torino's is great, and he maintains properties very well. A lot of two bedrooms here/this project. Intersection, Center Street and Main Street is the busiest. Very few walk down Ocean Street, not highly walked area. Really likes the proposed building.

Cornelius Cawley, guidelines, going by what Staff stated. If lot is vacant next to property, if two separate parcels, building into an adjoining parcel, how will we look at the parcel? Abutter has any input? Property only used up to 32 ft. Gotta find a use profitable. Heights and structures. This should be looked at as a whole. Vacant buildings create trouble.

Peri Wentworth, had an application that had height issues as well. Different mission. This particular applicant came back and had a change that was acceptable. Concerns – how to preserve historic character of Hyannis. Doesn't see the historic character here. The corner view as it connects with other buildings. Concerns with Ocean Street side. Likes the brick and the shingles.

Jack Kay, a lot of buildings on Main Street in poor shape. Guidelines were to try and preserve the old. Building size. Four stories sets us up for failure. Struggle to comply with our guidelines. Zoning says 4 stories is fine. Struggle to keep antique better, are we gonna let things in, we need progress. Cornered with heights at this point. Need to approach Town Council, this needs to end.

Tom Doherty – worked hard on guidelines, what did we do if it can be over rode. Need to get help from Town Council. Doesn't like the east side. Thinks should stay with the guidelines.

Matt Clark – agrees with Jack. Seems like we are overmatched. Not fair to applicant either. Have to treat each project the same way. Need to create a more uniform system.

Chair Cheryl Powell, guideline subcommittee comments, need to make uniform. Worked hard on these guidelines. Different mission than the other boards. Likes the building. Reviews what all the other Commissioner's commented on. Asks Staff to confirm with discrepancy.

Corey Pacheco – interpretation – zoning changed in GLZ. Different types of regulations that you have to meet. The guidelines are what you use to review applications, unless specifically waived by Commission. Zoning is different aspect in order to conform to the Zoning.

Kevin Matthews, what is the regulation, the ordinance for ZBA or Guidelines, what supersedes?

Corey Pacheco, Chapter 112, its not specific, review based on size shape color and have discrepancy based on that criteria.

Chair Cheryl Powell – Planning doesn't determine the historical and particular to our part – zoning has come up with the 4 floors. Likes the repurpose of the brick and shingles. Thinks project can work. The height, maybe adjust the roof somehow.

Cornelius Cawley, if all believe nothing over 32 ft. what's the point?

Kevin Matthews, the gap could be less, 33 ft. is a lot of space.

Attorney Kenney, thinks the focus is on the abutter, Jack's Drum shop. If we were to buy Jack's can we build a higher height? No building next to Jack's's.

Discussion regarding the heights and the other buildings.

Attorney Kenney, the height. Can't complain if we are going to a 4<sup>th</sup> floor.

Attorney Nickerson, vacant lot here, what if scenario were different?

Kevin Matthews, historical and architectural setting or place, scale...it's confusing, zoning has one thing and we have other.

Attorney Nickerson, the proposed directly abutting or – if not abutting structure this 15 ft. maximum does not apply.

Discussion regarding abutting property. Abutting regulation is in new guidelines.

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

Elizabeth Wurfbain comments. Important to take down the decaying roof line. Don't see what the vision is with the Commission - I see you don't like the size. Historic Route 6A has gorgeous houses with height. What is it that we would like to see here, historic?

Tom Doherty, it was pretty clear we didn't like the height. This is an important corner in Town. Doesn't want to see a wall of apartments here. The proposed building isn't unique, it's not like we haven't given you direction.

Elizabeth Wurfbain, historic is about details. And then there is the form based code. Is this going to target every time a new building is presented?

Commissioner's;

Cornelius Cawley, is ok with it.

Conrad Watson - abutters

Laura Cronin - no

Kevin Matthews – difference between regulations and guidelines - come up with one consistent when it comes to height

Matt Clark - agrees with Kevin

Tom Doherty - agrees with Kevin

Jack Kay - agrees with Kevin

Peri Wentworth - features and details on the building – historic reminders

Chair Cheryl Powell - height and the way it is written

**Chair Cheryl Powell closes public comment.**

Marcello Mallegni, owner requests a vote.

**DEMOLITION - Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application compatible with the preservation and protection of the district, 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**

**Chair Cheryl Powell entertains a motion for a Certificate for Demolition, moved by Kevin Matthews, to issue for demolition at 337 Main Street, as described in the submitted materials, 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**

**NEW BUILDING – Chair Cheryl Powell entertains a motion for Findings for proposed new building, moved by Cornelius Cawley to find this application to be compatible with the preservation and protection of the district, seconded by Matt Clark,**

**Roll Call Vote:**



Cornelius Cawley - aye  
Laura Cronin - nay  
Kevin Matthews - nay  
Matt Clark - aye  
Tom Doherty - nay  
Jack Kay - abstains  
Cheryl Powell - aye  
Vote does not pass

**Matters not Reasonably Anticipated by the Chair**

Laura Cronin – some items can be administratively approved? Are there some items that that applies to?

Corey Pacheco – administrative approvals are done by the Chair. We can place on the Agenda and Chair can approve. General maintenance or like for like items.

Corey Pacheco, April 2<sup>nd</sup> Sarah Korjeff will be here for historic presentation and Town Attorney.

Approval of Draft Minutes - March 5, 2025

**Chair Cheryl Powell entertains a motion to approve, moved by Laura Cronin,  
Seconded by Cornelius Cawley,  
Vote  
All aye**

Next HHDC meetings scheduled for April 2, and April 16, 2025

**Adjournment**

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

The meeting ended at 8:53 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>