



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

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

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

Members Absent: Peri Wentworth, Jeniffer Hinckley Needham and Laura Cronin

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 6, 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

Conrad Watson - aye
Kevin Matthews - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Welcome to New Members, Special Guests, Advisors and Comments

TC Liaison Charles Bloom in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell informs the Commission that Jen Hinckley Needham has resigned. Thanks for her service.

Chair Cheryl Powell entertains a motion to place Kevin Matthews as a permanent/full member from his alternate position, seconded by Tom Doherty,

Roll Call Vote:

Cornelius Cawley - aye
Conrad Watson - aye
Kevin Matthews - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

New Business

Jane Walsh d/b/a Red Fish Blue Fish – 374 Main Street, Hyannis – Map 327 Parcel 002

Signage

Jane Walsh in attendance. She gives an explanation of the proposed signage. Changing logo. Hardship sign, A-Frame sign will stay same shape, above the store will be round and double sided. Two signs in total. Materials will be the same. They are currently some type of plastic/composite. It will be one big piece of vinyl.

Tom Doherty clarifies material of the A-Frame.

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

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application for 374 Main Street to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Jack Kay - aye
Tom Doherty - aye
Matt Clark - aye
Kevin Matthews - aye
Conrad Watson - 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 application at 374 Main Street, as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Cornelius Cawley - aye
Conrad Watson – aye
Kevin Matthews - aye
Matt Clark - aye
Tom Doherty - aye
Jack Kay - aye
Cheryl Powell - aye

Pour Decisions Wine Bar – 388 Main Street, Hyannis – Map 327 Parcel 262

Signage

Chair Cheryl Powell reads into record letter from Antonia Stephens, dated July 21, 2025 – in support of proposed signage.

Anna Shyk in attendance. She explains the proposed signage. This is for wine dispensaries. Self serve. Sign will be wood.

Chair Cheryl Powell confirms, wood and colors,

Kevin Matthews, lights will tilt towards the sign?

Anna Shyk – would like to replace awnings as well. Same color, black as current.

Anna Shyk, yes, lights will be downward on the sign.

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

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application to be compatible for the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Conrad Watson - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley to issue for 388 Main Street, as described in the submitted materials, seconded by Jack Kay,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

APB Realty Trust and Steven Aiken, Trustee – 83 Main Street, Hyannis – Map 327 Parcel 200
Demolition and New Buildings

APB Realty Trust and Steven Aiken, Trustee – 83 Main Street, Hyannis – Map 327 Parcel 200
Sign

Both applications heard together.

Dennis and Deborah Mason of Seashore Realty in attendance. They also did the project at 63 Main Street. The layout for this project is the same type/size.

Sign – this sign has also been done at another one of their projects. PVC, gold lettering. This would be shorter than the existing sign.

Kevin Matthews, pg. 4 on application – long building, garage. Confirms where the buildings will be.

Dennis Mason, from the street, main house, screen porch and chimney. Town house half of duplex. Demo and place another townhouse again. 4 duplexes in the rear. The size gets doubled and the structure doubles up.

Deborah Mason, will keep integrity of the building. The front of the property will change very little. Lawn and setbacks will stay the same.

Dennis Mason, keeping with the character. Pictures of duplex shown. Color, passes around some samples. Also same as used on 63 Main Street. Back buildings will be residential. Grids on the windows, doors will be steel, six panel.

Tom Doherty, landscaping plan?

Dennis Mason, what's in the front is overgrown. We'll put low growth plants in the front, so it won't be overgrown and the same in front of the duplexes.

Tom Doherty, lighting in parking area?

Dennis Mason, each duplex unit will have light. Will also be small flood lights in the parking lot. Dome lights at front of porch
Flood lights point down. They stay on all the time.

Tom Doherty, shutters are black? Confirmed.

Dennis Mason, 8 one bedroom units on first floor, 4 up and 4 down for total of 8. And a ramp for one handicap unit.

Tom Doherty, fencing, dumpster?

Dennis Mason, in the back fence will be there and rolled garbage can units, not dumpsters. They will all be enclosed with a 6 ft. high cedar fence.

Chair Cheryl Powell clarifies the demolition; chimney, garage, main house stays?

Dennis Mason, yes.

Kevin Mathews, can we vote now or wait until Site Plan is complete?

Corey Pacheco replies, you can approve the overall look and vote. If changes need modification and come back.

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

Chair Cheryl Powell entertains a motion for the Findings , for the sign, demolition and new building, for 83 Main Street, moved by Kevin Matthews, seconded by Tom Doherty,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Conrad Watson - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Cheryl Powell entertains a motion for a Certificate of Appropriateness for the signage, demolition and new building for 83 Main Street, moved by Kevin Matthews to issue for 83 Main Street as described in the submitted materials for both applications, seconded by Jack Kay,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Matt Clark - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Minor Modifications - Continued

473 Partners Restaurant d/b/a Elbow Room Sports Bar/Wicked Willy's Tiki Bar 473 Main Street, Hyannis Map 308 Parcel 084 -White wash and paint – continued from July 2, 2025 and July 16, 2025

Request for Withdrawal received –

Chair Cheryl Powell reads into record the request to withdraw received from William Planinshek, dated July 30, 2025.

Tom Doherty gives a brief update of how the visit went at 473 Main Street that he and Laura Cronin did. Applicant did the whitewash and changed the roof. Did what he was supposed to do.

Motion made by Chair Cheryl Powell to accept the request for withdrawal for the minor modification filing, seconded by Cornelius Cawley,

Roll Call Vote:

Jack Kay - aye

Cornelius Cawley - aye

Tom Doherty - aye

Conrad Watson – aye

Kevin Matthews - aye

Matt Clark - aye

Cheryl Powell - aye

Discussion Item

Hyannis Engine House presentation

Julie Darling in attendance. Mass representative. MassDot. This is an overview of the project. What portions would apply to HHDC. Shows the presentation. Engine House, built some point in the '80's. Traffic has increased. Serves one bay. Building in bad shape.

Cornelius Cawley, what is an engine house?

Julie Darling explains that this is where they service the trains. Shows different views. Shows the site. This neighborhood has industrial type metal buildings. Site context. Propane facility shown. In several different zoning districts. Transportation Center, HHDC and Growth Incentive Zone. Proposed layout. Shows how will be laid out. Relocated new track, shop space. Proposed building precedent. Building footprint. Shows a similar building, per what Mass Dot would like to see. Metal panels proposed, aluminum windows. PVC roofing.

Tom Doherty, what are the dimensions?

Julie Darling, 210 long and 80 ft. wide, office space is 20 x 100. Roof will be shallow gable.

Tom Doherty, this will be a big metal box. There are other areas. Any way to make more historic looking?

Julie Darling, durability and maximizing footprint is what is needed for this. Maybe some relief in façade.

Matt Clark, is it durable?

Julie Darling, planning on 50 year design.

Chair Cheryl Powell, what is the current size?

Julie Darling - 60 x 140 existing.

Audience/public stated another one in Rochester. Mass Coastal . Have to get work done under contract.

Cornelius Cawley, don't have a dedicated commuter rail.

Brian Mormey, Mass.DOT rail owns property. Cape Flyer is CCRTA and only runs seasonally in summer.

Cornelius Cawley, confirms this would be rehabilitating? Would we get commuter?

Kevin Matthews, how much of this will be something that will be looked at or will Mass do what they want?

Julie Darling, trying to be good neighbors and see what people would like. Needs to be practical for what is being done in the building. Wanted to understand how guidelines effect this project.

Chair Cheryl Powell, huge structure in community, is this a repair place or some sort of commuter rail?

Kevin Matthews, confirms where tracks will go and stop at the roundhouse.

Brian Morney – this is the only location Mass Coastal has to repair and including dinner trains. There is no other place and federal regulations are done. Real Estate is owned by State of Massachusetts. Completely separate. Cape Flyer has been successful as well.

Chair Cheryl Powell, any way to make less obvious, fit in more with the character?

Kevin Matthews, there are a lot of brick but costly. Any way to give a little character, possibly wood or brick around edges?

Julie Darling, gives review of lighting.

Discussion regarding materials – This is not visible from Main Street

Chair Cheryl Powell, suggests come back with other suggestion. Landscaping.

Julie Darling, next step – another discussion – she will come back Sept. 3rd. Graphics could be good option.

Chair Cheryl Powell mentions mosaics.

Matters not Reasonably Anticipated by the Chair

Chair Cheryl Powell, procedural suggestions were mentioned at another meeting. HHDC operates according to our ordinances. If anyone has any questions can go to Town Attorney's office or Planning & Development staff. We discuss things in front of camera at meetings, Executive session is different format. Wanted to clarify if there are ever any questions.

Approval of July 16, 2025, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of July 16, 2025, moved by Cornelius Cawley, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye

Tom Doherty - aye

Matt Clark - aye

Kevin Matthews - aye

Conrad Watson - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for August 20th, and September 3rd, 2025

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Jack Kay

Vote

All aye

The meeting ended at 7:42 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