



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

MINUTES
October 15, 2025
6:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Tom Doherty, Laura Cronin, Cornelius Cawley, Conrad Watson, Kevin Matthews

Members Absent: Peri Wentworth

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, October 15, 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

Jack Kay, Clerk calls the attendance

Conrad Watson
Kevin Matthews
Laura Cronin
Tom Doherty
Cornelius Cawley
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings – Chair reminds all of Code of Ethics training
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

473 Main Street, Partners, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084
New structure, fence and sign – *continued from October 1, 2025 -*

William Planinshek in attendance. Review of sign, will be wood A Frame. Paint job of green and brick whitewash. Bricks here for review of the differences in white shades. Hand out of pictures. Passed around. Tables and chairs as well. Fence, cedar and color chart of what the paint would be for the fence. 54 inches tall 40 inch solid barrier. He will be replacing the existing.

Laura Cronin, clarifies which side it would be on? Where existing is now.

Will Planinshek, 40 inch of solid fence and then top will have lattice.

Discussion regarding the fence height.

Kevin Matthews clarifies size of the fence that is there now and the height.

Cheryl Powell clarifies that the fence will be painted white.

William Planinshek, this has been approved per the previous application.

Corey Pacheco, Commission could recommend that it match.

Laura Cronin, chain link fence comes to split rail now. Corner has split rail now and is open.

Lighting information/plan.

William Planinshek – grease trap is pointed out on the sketch. Drainage area. Redesign of the raw bar. He will resubmit the new plan of the raw bar. Willing to continue with information.

Tom Doherty wants to look at the fencing – go to the property and see what looks like, this is a lot of fence to be put there.

Landscape discussion. Working group, Laura Cronin and Tom Doherty will do.

William Planinshek wanted to give some protection with a better fence. There is a stop light at this corner and would like to protect people here, a lot of noise and for safety.

Conrad Watson, suggests the fence at Torino's is a good height.

Chair Cheryl Powell – list fencing and where it will be for Raw Bar application, what is where. Lighting and landscaping plan to be submitted.

Corey Pacheco suggests can alternate the fencing as well.

Conrad Watson, can you have more inches of lattice and less solid fencing ?

Laura Cronin, Tiki bar has open issue for licensing for the TV's. Outside. Erin Logan responded from licensing, that they do have outside performing license, but all tv's should be inside. Signage states no videos to be seen on Main Street. TV's in the bandstand and Tiki bar. Final clarification was 3 TV's to be placed inside. There is some other signage.

Laura Cronin – anything with flashing should not be out there.

Discussion regarding licensing and who can and cannot have tv's.

William Planinshek asks if all walls could be done, all brick done with a white wash. Would like to be consistent all around the building.

Discussion regarding the whitewash of the building and doing all the buildings with it and all bricks.

Tom Doherty, one complete proposal with all information/materials.

Note - Modification for the original Decision for the fencing and new submission materials for the Raw Bar information needed: lighting, landscape plan, which brick whitewash will be used. Pictures of patio furniture.

Laura and Tom will coordinate with Planning & Development to go out to the site.

Motion made by Kevin Matthews to send out working group to look at areas discussed and move to next meeting of November 5th, seconded by Cheryl Powell,

Jack Kay – roll call vote:

Tom Doherty - aye

Kevin Matthews - aye

Conrad Watson – aye

Laura Cronin - aye

Cornelius Cawley - aye

Jack Kay - aye

Cheryl Powell - aye

New Business

Cape Cod Maritime Museum - 135 South Street, Hyannis – Map 326 Parcel 061

Installation of Sculpture

Suzanne Lonergan, from Cape Cod Maritime Museum (CCM). Trying to boost the visibility of the museum. She gives a review of the museum and what it does. Proposal is for - giant sculpture. Refers to the diagrams and pictures submitted, Crosby Cat Boat, built at the museum. Looking to replica, 14 ft height on 10 ft. base, no blinking lights, boat will be a pale yellow. Trying to keep similar to the logo colors. Lit through winter months November to March, would come back if want lit all year long. Beacon for Hyannis Harbor, not much light here now.

Tom Doherty, why not light year round?

Suzanne Lonergan, we are open to doing that. The summer would be good idea.

Laura Cronin, maintaining throughout the year.

Chair Cheryl Powell, clarifies it is an outline.

Cornelius Cawley, any residences across the street?

Suzanne Lonergan, yes.

Kevin Matthews, could lights be dimmed?

Suzanne Lonergan, don't know if that can be done. Doesn't want it to be too bright, but enough to be visible. White outline of the sails. Will not be garish. Now there is a light on top of ships mast in front.

Kevin Matthews, likes the project, is this public art/sculpture that we have not finalized yet?

Corey Pacheco, have to review, moratorium is complete. Despite in draft form, still have that to work from. Legal stated that you understand how to regulate public art. Must review the application.

Laura Cronin, yes, sculpture down at the end of the historic district. Does open the door for other areas, but if stay in scope of scale and size.

Cornelius Cawley, this opens up authority. Have a joint plan and discussing new guidelines, pg. 46. Our own commission said yes to those guidelines, and waiting for Planning Board. Did we forfeit the ability because now we have joint with Planning? Important because content is one thing, but then scale and if those are not in place, can be accused of being capricious. What guidelines say ok or not. Taking the position that we did approve.

Corey Pacheco, legal reviewed the draft and HHDC approved the draft version.

Chair Cheryl Powell, sent to legal to see if they liked it. The changes were minor and then go to Planning Board for all to review.

Cornelius Cawley, we need to be clear on these guidelines that we have come up with, Doesn't think they have authority to change anything on art.

Chair Cheryl Powell, we do have existing guidelines.

Cornelius Cawley, where do we stand for authority, you must review, no more moratorium.
The draft we put forward is good for you.

Chair Cheryl Powell opens and closes public comment. None.

Laura Cronin, staff report – reads into record: Staff finds generally consistent -to insure, following conditions, protective finish, all lighting should be and downward, non commercial flag, application shall provide maintenance agreement, any other proposed work shall return to us for review.

Suzanne Lonergan, downward lighting clarification?

Laura Cronin, we don't have to require that.

Suzanne Lonergan, lighting through year or limited.?

Confirmed by Commission that acceptable to have all year round lighting.

Cornelius Cawley, comments/notes first time that new guidelines incorporated.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the district, per recommendation by the HHDC guidelines and allowing year round lighting, second by Kevin Matthews,

Jack Kay – roll call vote

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Cornelius Cawley – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application for 135 South Street as described in the submitted materials, seconded by Cornelius Cawley,

Jack Kay – roll call vote

Cornelius Cawley - aye

Laura Cronin - aye

Conrad Watson – aye

Kevin Matthews - aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Discussion Item

Building Commissioner – enforcement

Corey Pacheco states that the Bldg. Commissioner cannot make this meeting.

Matters not Reasonably Anticipated by the Chair

Kevin Matthews would like to recongnize service for Matt Clark who has resigned and wish him well.

Approval of October 2, 2025, Draft Minutes

Chair Cheryl Powell entertains a motion to approve draft minutes as written moved by Laura Cronin, second by Kevin Matthews,

Jack Kay – Roll Call Vote

Jack Kay - aye

Kevin Matthews – aye

Conrad Watson – aye

Laura Cronin - aye

Tom Doherty - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for November 5th, and November 19th, 2025

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Cornelius Cawley,

Jack Kay – Roll Call Vote

Laura Cronin - aye

Conrad Watson - aye

Cornelius Cawley – aye

Tom Doherty - aye

Jack Kay - aye

Cheryl Powell - aye

Kevin Matthews - aye

The meeting ended at 7:52 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>**