



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

**MINUTES**  
**May 21, 2025**  
**6:30 p.m.**

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

**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 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, May 21, 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**

Peri Wentworth  
Conrad Watson  
Kevin Matthews  
Corneilius Cawley  
Matt Clark  
Jack Kay  
Tom Doherty  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance

**Updates**

- Trainings
- Awards
- Correspondence – will take with application

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

**New Business**

**Irene Santos Costa d/b/a Chic Toda – 614 Main Street, Hyannis - Map 308 Parcel 063**  
Sign

Irene Santos Costa in attendance. New business for tailored clothing. The name will be Chic Toda, two sided sign.

Kevin Matthews, will sign go on extended bracket already there, lights?

Irene Santos Costa , no lights, yes bracket that is there now will be used.

Tom Doherty asks for clarification on color,

Irene Santos Costa, yes, cream and ivory with brown lettering.

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

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley, to find the application is compatible with the preservation and protection of the district, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Peri Wentworth - aye  
Cornelius Cawley - 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 Cornelius Cawley to issue for the application for 614 Main Street as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Matt Clark - aye  
Tom Doherty - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye**

**Harborview Hotel Investors LLC d/b/a Blue Water Grille – 213 Ocean Street, Hyannis – Map 326 Parcel 035  
Sign**

Mike Caggliani in attendance, Plymouth Sign Co. Blue Water Grill changing their name, keep same size sign. Lettering will be the same cut out 3 D letters.

**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 the application to be compatible with the preservation and protection of the district, seconded by Cornelius Cawley,**

**Roll Call Vote:**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 213 Ocean Street, as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Matt Clark - aye  
Kevin Matthews - aye**

Tom Doherty - aye  
Jack Kay - aye  
Cheryl Powell - aye  
Cornelius Cawley - aye

**Blanco Aucapina d/b/a La Bella Cuenca – 372 Main Street, Hyannis – Map 327 Parcel 002**

Sign

Blanco Aucapina in attendance. Italian food restaurant. Proposed sign, lettering black and red, Azek material.

Chair Cheryl Powell asks about the ornate design at the top corners of the sign.

Blanco Aucapina, yes this is part of the sign itself.

Kevin Matthews, will you use existing hardware, bracket, is it hanging sign, double sided? Will there be lighting?

Blanco Aucapina, yes, hanging double sided sign, will use bracket, no lighting.

Jack Kay, clarifies the composite material?

Blanco Aucapina, PVC.

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

**Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay to find this application to be compatible with the preservation and protection of the district, seconded by Tom Doherty,**

**Roll Call Vote:**

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

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley to issue for the application at 372 Main Street as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

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

**William Street Corporation – 181 North Street, Hyannis – Map 308 Parcel 075**

Siding

Jacob Shwarc in attendance. DCF is in the building now. The siding, front is failing and needs to be replaced. Would like to replace the current with Hardie Board plank lap siding. Shows the sample to all.

Tom Doherty asks what is the tower on this building?

Jacob Shwarc replies, he doesn't know. Color of siding: Quaker Grey - this sample is slate grey.

Kevin Matthews asks, what color is it currently?

Jacob Swarc, will be different, it is cream now. Confirms doing just the one side, replacing.

Tom Doherty confirms, doesn't match the other side?

**Chair Cheryl Powell asks for any public comment. None.**

Kevin Matthews, would like it to match the sides.

Tom Doherty, how will match the other side of the building?

Peri Wentworth, confirms only one side being replaced.

Jacob Shwarc, yes, just front, one side.

Chair Cheryl Powell asks if any point where beige and grey colors come together?

Jacob Shwarc, no.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find the application at 181 North Street to be compatible with the protection and preservation of the district, seconded by Jack Kay,**

**Roll Call Vote:**

**Matt Clark - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the address at 181 North Street, as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Matt Clark - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cornelius Cawley – aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell calls for a 5 minute recess. 7:02 p.m. – Commission reconvenes at 7:14 p.m.**

**Bornbam Associates, LLC – 337 and 345 Main Street, Hyannis – Map 327 Parcel 111 and 112**

New Building

Attorney Patrick Nickerson and Attorney John Kenney in attendance, representing Bornbam, LLC. Marcello Mellegini, and Johnathan Stone the Architect for the project in attendance.

Attorney Nickerson explains, they had filed an appeal, but decided to re file this application instead. Refers to the rendering from presentation, mixed use, 4 story building. First floor restaurant, upper floors 22 units, 9 on second floor and third. Improved

sidewalk on Ocean Street. Last presentation there was some disagreement and confusion regarding the guidelines and regulations. There is an ability to waive as it relates to the 15 ft. maximum increase. Small modest changes regarding lighting and brick façade on the first floor. String lights between the building and Jack's drum Shop (alley). Lights shown. The Business Improvement District (BID) is looking to promote lighting between alleys. Red brick, keeping proposal to reuse the existing, but may not be enough to salvage. Use repurpose brick and also incorporate new red brick from time to time so the entire first floor will be all red brick. Brick samples of the old and new are passed around.

*Presentation shown.*

Matt Clark asks, what is the difference in pricing/cost with bricks?

Attorney John Kenney, 20 to 25%.

Kevin Matthews, how will match together with the new and the old?

Marcello Mellegini, best way to use on one side of building.

Attorney Nickerson, materials have not changed since last time we presented here, March.

Discussion regarding brick color and mortar color.

Attorney Nickerson, building height under zoning. Buildings may not exceed building height to top of the upper most story. Also a single over 18 ft. counted as two stories. Max height, can build 66 ft. as of right under the local zoning, not including height with the roof. We are well under what is allowed under zoning. Ridge height. Abutting buildings, our proposed is 33 ft.

Kevin Matthews, the ridge, are you talking the top roof height?

Attorney Patrick Nickerson, yes. Proposed site plan. 100% lot coverage is covered under zoning. Points out the ridge and tallest portion which is well under. 50.8 is the top roof line. East elevation review/shown. Stories are built into the roof. South elevation and West elevation also remains unchanged. Dedicated trash room.

Jonathan Stone, Architect for the project. Presentation plans, A4.0 sections through the building. Perspective if building cut in half. Grid lines. At top floor stepping it in. 50.8 is to the very height of the roof, flat section is 45 ft. bringing in at the third floor. Dormers and 4<sup>th</sup> floor away from Main Street. Will appear to be a three story building. Ground floor shown as cut through. Top section. Flat roof. From sidewalk won't see roof at all. Will be perceived as smaller sections. Cut through at residential entry area. Main Street condition – pushed back from the street, 11 ft. Some balconies on the back. Dormers located towards the back. As standing on the sidewalk different views. Scale breakdown. Views at the corner. Done so does not feel like a solid wall. Will not feel like a four story building. Varying heights.

Tom Doherty, how far is Ocean Street to the side of the building? Sidewalk.

Johnathan Stone, from site plan view – 5.7 to 8 from the property line. Dimensions from the building to the property line.

Peri Wentworth, is there a way to walk through on the first floor?

Johnathan Stone, yes, per the rendering view, will be open.

Jack Kay, thanks Architect for view of the cuts, clearly shows how the building bisects.

Attorney Nickerson, lighting gooseneck throughout the residences, recessed in ceiling. North elevation shown, entrances with lighting.

Kevin Matthew asks, is there a reason roof can't be flat?

Johnathan Stone, this rendering 5 is what to try to get an elevation - A4.2, shows how pitches back. Won't see from the sidewalk.

Peri Wentworth, building across the street – height of that building is substantial, Chantilly's Bridal.

Chair Cheryl Powell, any pictures of looking up from the sidewalk?

Johnathan Stone, wont see roof from the sidewalk.

Tom Doherty asks/clarifies how many 2 bedroom and 1 bedroom units will be here?

Johnathan Stone, thinks all 2 bedrooms.

Chair Cheryl Powell asks, are these apartments or condos?

Attorney Nickerson, condos.

Johnathan Stone, 1 one bedroom (on a floor) and 2 one bedrooms (on another floor) out of 22 units.

Tom Doherty, parking issue? Concerns with East View, Ocean Street. Garage. Any traffic study done?

Attorney Nickerson we are providing more than what is required/needed for parking. We are not here before this Commission to do parking or traffic studies, these are not relevant issues for this Commission.

Kevin Matthews, refers to; rendering 5, the view of building. Thinks building is beautiful, but issue with this particular view.

Johnathan Stone, it would look like the other two buildings next to it.

Attorney Nickerson, there is only a difference of 2 ft. as the other buildings in the area relate.

Conrad Watson, other new buildings are mostly one bedrooms, there are very few two bedrooms on the market.

Chair Cheryl Powell, string lighting, two shapes shown are both these types being proposed or just one?

Attorney Nickerson, a mixture of the two.

Johnathan Stone, front door, exterior fixture , standard goose necks to be used. Mostly down light. Would be recessed light and sconces for more of down light.

Kevin Matthews, no lights second door of the restaurant can we put lights there, right between the restaurant and entrance? Slide 16, north elevation is where this is.

Tom Doherty, love the housing aspect, his concern is the size of the building.

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

Elizabeth Wurfain (BID) in attendance. This is a beautiful improvement. Went to Mashpee Commons and looked and the townhouse look is nice and it is broken up. Likes the brick being built in. Owner is impeccable and the way he treats his properties.

Voting will be – Conrad and Peri – no Kevin.

Kevin Matthews, this has been a struggle, does have concerns about the massing, does appreciate the architect coming today and representing/showing the views. Building is beautiful. I'm sure that will be maintained. He would have voted for the project at this point. Appreciates all the coming back again with this.

Tom Doherty, beautiful building, but not for Main Street Hyannis. This isn't the essence of Cape Cod for him. This is not what the historic district needs.

Cornelius Cawley ask, did planning see this?

Jim Kupfer replies, yes this went through Site Plan review.

Cornelius Cawley comments, height is not necessarily historic. 2 bedrooms are more efficient. I don't think anyone will look at this in a bad way. Will go far to re invigorate Main Street. Thinking of young families with children and babies. They are going by this building as they did with their families. Student population has decreased, we have shrunk our student base. We are losing young people. New Bedford now has commuter line bringing people to Boston. We have been left behind. Thinks this is a win.

Matt Clark, has seen the decline, the only picture that should matter is what is. It's punitive to source, cut and preserve brick, they should have an easier road to do this. Doesn't need more impediments.

Jack Kay, appreciates the technical clarity. The cuts through the building helps people who don't understand and the clarity on the roof. Appreciates salvaging some of the material.

*Laura Cronin comes in to the meeting at 8:05 p.m.*

Peri Wentworth, likes the re use of the brick and appreciates, but doesn't think it will make that much of a difference.

Chair Cheryl Powell, height and the parking – height in terms of the guidelines and regulations. Also parking.

Jim Kupfer, height and parking is separate. This meets all zoning and the Applicant has addressed .

**Chair Cheryl Powell closes public comment.**

Chair Cheryl Powell mentions: Laura Cronin has not been here for the presentation so will not vote.

Attorney Nickerson - client would like to use new brick materials instead of mixture of the re purposed brick.

Chair Cheryl Powell – the loss of the brick – everyone was impressed with the past resolute to use some of the old brick, Barnstable brick possible.

Kevin Matthews agrees with others to use the new brick. The old brick will not match very well.

Attorney Nickerson perhaps make sense to use the new materials for the new building.

Kevin Matthews, the window would like to keep the circular window, replicate this?

Attorney Nickerson, yes, It's going to be octagonal window. This window can actually be re used and a half round one that can be used as well. This will be a nice attribute to the building.

Chair Cheryl Powell asks what would be done with the old brick? Not in our purview, but is asking.

Marcello Mellegini, can use/save some.

Jim Kupfer, possibly a walkway. Marcello Mellegini, yes can try to incorporate into the sidewalk.

Matt Clark, point of order - end this conversation about the brick.

Tom Doherty, our job is to see if building will fit into Main Street, not how many kids go to college. TD Bank building will be a massive building as well. I do not see this for Main Street historic. The vision for Hyannis is not this.

Conrad Watson, the impedance of the new zoning, battles going on with malls and small businesses. You will have four local people contributing to the community. This will keep economy here, not in another state. Bring Main Street back.

Tom Doherty, disagrees.

Cornelius Cawley, socio economic issues that are hurting Main Street. Can't put blinders on and pretend this is not happening. Is this Commission a spear or a shield?

Chair Cheryl Powell, all Commissioners can have their own opinions and need to show mutual respect to each other.

Public hearing is closed.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay to find this application for 337 and 345 Main Street, Hyannis to be compatible with the preservation and protection of the district, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Matt Clark - aye  
Conrad Watson - aye  
Tom Doherty - nay  
Jack Kay - aye  
Cornelius Cawley - aye  
Peri Wentworth - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay to issue a Certificate of Appropriateness for 337 and 345 Main Street, Hyannis as described in the submitted materials with lighting to be added and the octagonal and half round windows – to be added, respectively to the north and east sections and new brick to be used, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Matt Clark - aye  
Conrad Watson - aye  
Tom Doherty - nay  
Jack Kay - aye  
Cornelius Cawley - aye  
Peri Wentworth - aye  
Cheryl Powell - aye**

**General Business**

Community Art Wall - will be moved to July.

**Matters not Reasonably Anticipated by the Chair**

Town Council Liaison Charles Bloom, the zoning is what it is. Doesn't like four story buildings. There is a purpose to keep things from getting out of hand. Zoning Ad Hoc Committee. This is 3.5 stories, tried to accommodate – settled with the 3.5. Vote for the Ad Hoc zoning recommendations.

**Approval of Draft Minutes – May 7, 2025:**

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

**Roll Call Vote**

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

Next HHDC meetings scheduled for June 4<sup>th</sup> and June 18<sup>th</sup>, 2025

**Adjournment**

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

The meeting ended at 8:29 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