



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

**MINUTES**  
**January 7, 2026**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Laura Cronin, Kevin Matthews and Conrad Watson, Tom Doherty

**Members Absent:** Cornelius Cawley

**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, January 7, 2026**. 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:

<https://barnstable.cablecast.tv/internetchannel/watch-now>

*Please silence your cell phones*

**Call to Order - 6:32 p.m.**

**Attendance Roll Call**

Conrad Watson  
Kevin Matthews  
Tom Doherty  
Laura Cronin  
Cheryl Powell

Town Council Liaison Charles Bloom in attendance.

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

**Updates**

- Trainings – Conflict of Interest reminder
- Awards
- Correspondence

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

**Continued Business**

**Sturgis Public Charter School- 427 Main Street, Hyannis – Map 308 Parcel 079**  
Exterior paint – *continued from December 3, 2025 and December 17, 2025*

Mary Lincoln in attendance.

Chair Cheryl Powell reads into record: email letter from Elizabeth Wurfbain/BID correspondence dated December 8, 2025 – in support.

Mary Lincoln gives a review of the previous meeting and the brick proposal to paint. Preserving the brick discussions. The current brick that is there/existing has already been painted. It's a putty type color now. Painted when it was a furniture store. Comparison of the building next door that does have original brick.

Laura Cronin, thought would be painted a lighter color and the blue border. Is the whole wall going to be the navy blue color? Confirmation of where color will be. Thought border at the bottom.

Mary Lincoln replies, trying to continue to have the brick painted the blue color.

Chair Cheryl Powell thought the last proposal was to frame pictures in the blue and keep the brick the same?

Mary Lincoln explains what is there currently and the blue in the front that has been approved.

Kevin Matthews, confirms what was there before, painted brick, that had been painted already.

Laura Cronin, what color would be the window frame if all walls painted blue?

Mary Lincoln, she thinks will keep it white.

Chair Cheryl Powell, break the color up suggestion, if approve to make brick all blue and make a frame and paint white to break up the color.

Kevin Matthews, the columns break up the blue – confirms keep those white?

Tom Doherty, it's awful the way it is now. To break up the blue, bottom next to sidewalk do a white trim/molding? Suggestion.

Kevin Matthews, or paint bottom strip white, as a border.

Tom Doherty, this will be more noticeable than the front that is set back. White trim on bottom, white trim. Window frames leave white too.

Chair Cheryl Powell will continue the matter if need to and have the Director from Sturgis here?

Mary Lincoln is ok with that.

Chair Cheryl Powell – if approve the blue and make white along the bottom/trim and same height as front to follow along the bottom.

Laura Cronin, clarifies the paint color and sheen,

Corey Pacheco, dark blue color.

Discussion – matte or low sheen. Name of color; Bold Blue, Benjamin Moore, the school color.

Corey Pacheco clarifies the material, PVC or match what is existing for trim, finger jointed or Azek, whatever is utilized for trim.

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

**Chair Cheryl Powell moves to continue this matter to January 21, 2026, meeting, seconded by Kevin Matthews**

**Roll Call Vote – Chair does vote – no Clerk**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

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

Laura Cronin, finish up procedures with public art – when will this be done?

Chair Cheryl Powell refers to Staff about the Planning Board being very busy.

Corey Pacheco, Planning Board has been dealing with zoning amendments, will be cleared up soon. Then can take on the public art matter. Town Council will be reviewing on January 29<sup>th</sup> the Downtown Hyannis zoning changes. Has submitted a request for the Planning Board to take on the item.

Kevin Matthews asks where is the Commission on timing?

Corey Pacheco, there is no extension on the moratorium.

Chair Cheryl Powell, we didn't do the moratorium. Should we put on Agenda for next meeting?

Corey Pacheco, not good to do and Laura Cronin comments, we need public comment if so. There shouldn't be many changes once goes to Planning Board for a joint meeting.

Laura Cronin violations with regard to lighting and signage, flashing signage. Is there a way for us to do this that's within our purview, it keeps getting worse. Unless a complaint is filed Building Commissioner, can't do anything.

Chair Cheryl Powell – enforcement is with Building Commissioner.

Tom Doherty, maybe we can go around and talk to the people? It would be nice to get him to attend a meeting.

Discussion regarding approvals and violations from the past.

Corey Pacheco confirms if COA Decisions have previously been approved cannot go back and change them.

Chair Cheryl Powell - May 20, 2020, meeting has what was discussed for COVID guidelines if anyone would like to view.

Chair Cheryl Powell, can we get the presentation from Building Commissioner and then everyone can list their questions and get some answers from him? Asks Corey Pacheco if we can get this tape/video?

Corey Pacheco, can try to get the actual presentation, he will get link and send it out.

Discussion regarding different ordinance for HHDC than for Barnstable Historical Commission (BHC).

Approval of December 17, 2025, Draft Minutes

**Chair Cheryl Powell entertains a motion to approve, moved by Kevin Matthews, seconded by Laura Cronin,  
Roll Call Vote – Chair does vote – no Clerk**

**Laura Cronin – aye**

**Tom Doherty - aye**

**Kevin Matthews - aye**

**Conrad Watson - aye**

**Cheryl Powell - aye**

Next HHDC meetings scheduled for January 21, and February 4, 2026

### **Adjournment**

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

**Roll Call Vote:**

**All aye**

The meeting ended at 7:13 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