Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.barnstable.gov/hyannismainstreet

MINUTES
October 21, 2026
6:30 p.m.

Members Present: Cheryl Powell, David Wrenn, Kevin Matthews, Tom Doherty, Alan Feltham and Suzanne Welch and Laura Cronin

Members Absent: Cornelius Cawley and Conrad Watson

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 meeting is being held at **6:30 P.M.** on **Wednesday, October 21, 2026**. All public hearings and other matters anticipated by the Chair listed below may be acted upon.

The Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods as a result of the Town Hall's elevator repair and in compliance per the American Disabilities Act in the Commonwealth of Massachusetts. Alternative public access to this meeting shall be provided in the following manner:

1. 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-watch-now

2. The Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: https://townofbarnstable-us.zoom.us/j/89199363345

Meeting ID: 891 9936 3345 Phone: 888 475 4499 US Toll-free

Join instructions: https://townofbarnstable-us.zoom.us/meetings/89199363345/invitations?signature=rbphS4JzWILhR7efJevBEXkV4e_WS6lmS6cz2P4ZIe4

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link and phone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. Please note that this meeting will be recorded and broadcast on Channel 8 and in accordance with MGL Chapter 30A §20. *Anyone taping this meeting please make their presence known.*

Call to Order

Attendance Roll Call
Alan Feltham
Suzanne Welch
David Wrenn
Laura Cronin
Tom Doherty
Kevin Matthews

APPROVED

Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Abraham Petroleum Inc. - 149 North Street, Hyannis – Map 309 Parcel 226-001
Monument Sign – *original COA dated August 19, 2026 -continued from October 7, 2026*

Minor Modifications

Abraham Petroleum Inc. – 149 North Street, Hyannis – Map 309 Parcel 226-001
Signage – *original COA dated August 5, 2026*

Maura Sullivan in attendance. Had to change sizes for the signage.
They will be working with Bldg. Dept. and on a variance.

Panel where goosenecks – space between base and the sign. Original 115 x 138 but signage only 84 ½ inches x 60.

Kevin Matthews confirms the original sizes and the new sizes. The Marylou's is increasing/confirming. Confirms that this is on the building itself.

Maura Sullivan, the three on the building.

Corey Pacheco, monument was originally bifurcated. There is a minor modification to the monument sign.
The other signs on the building are different modification from the other decision.

Laura Cronin confirms, the two signs on the building.

Maura Sullivan, three signs on the building, Marylou's and KP and circle above the door and the size on the monument.

Maura Sullivan has been allowed to share her screen.

Marylou's 11 inches and 4 inches wider. KP circle going to 30 inches. KP Market will by 79 x 29 inches, so will be smaller.

Tom Doherty, zoning question on Staff Report.

Corey Pacheco, building has worked the square footage out with them.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application to be compatible with the preservation and protection of the district, seconded by Laura Cronin,
The Minor Modification for the three signs
Roll Call Vote – Kevin Matthews - Clerk
Tom Doherty - aye
Laura Cronin - aye
David Wrenn - aye
Suzanne Welch – aye
Alan Feltham - aye
Cheryl Powell - aye
Kevin Matthews - aye

APPROVED

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness (for the minor modification), moved by Kevin Matthews to issue for the application for 149 North Street as described in the submitted materials, for the three signs, seconded by Suzanne Welch,
Roll Call Vote – Kevin Matthews, Clerk
Cheryl Powell - aye
Tom Doherty - aye
Laura Cronin - aye
David Wrenn - aye
Suzanne Welch - aye
Alan Feltham - aye
Kevin Matthews - aye

Monument sign

Abraham Petroleum Inc. - 149 North Street, Hyannis – Map 309 Parcel 226-001
Monument Sign – *original COA dated August 19, 2026 -continued from October 7, 2026*

Maura Sullivan, sign as 134 inches for whole monument itself, it only should have been 60 inches tall.

Kevin Matthews, the whole monument includes to the bottom? Brick as well?

Maura Sullivan, no, just the signage.

Discussion regarding the total monument size.

Maura Sullivan, the brick is just decorative – Building Dept. says brick not part of signage. Was part of original structure. We are using the same structure, which is called a re face.

Kevin Matthews, seems like all the same thing.

Laura Cronin confirms that only doing the size – don't have to change anything else.

Chair Cheryl Powell entertains a motion to approve the minor modification, moved by Tom Doherty to find the application to be compatible with the preservation and protection of the district, for 149 North Street for the monument portion sign, seconded by Laura Cronin,
Roll Call Vote – Kevin Matthews, Clerk
Alan Feltham - aye
Suzanne Welch - aye
David Wrenn - aye
Laura Cronin - aye
Tom Doherty - aye
Cheryl Powell - aye
Kevin Matthews - aye

New Business
The Salty Crown – 547 Main Street, Hyannis – Map 308 Parcel 103
Sign

Mark Davey in attendance for the applicant. He explains. ACM hung 72 x 31 with printed vinyl. Digitally printed vinyl. Aluminum composite material.

Alan Feltham confirms laminate the vinyl?

Mark Davey, yes. More of a matte finish with a little bit of a sheen.

Kevin Matthews, aluminum and metal signage is discouraged. Wood and/or PVC is better.

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Chair Cheryl Powell, clarifies the 33 x 38 is PVC and digitally printed vinyl.

Mark Davey, costs is an issue, substrate is a bit cheaper. If not liked he can let his client know. Is there an acceptable substrate for the Commission to approve?

Tom Doherty, allowed to have a composite, but can't be aluminum.

Chair Cheryl Powell, wood?

Mark Davey, not wood, but there are PVC styles.

Kevin Matthews, 3D so has some depth is good , especially the hanging sign. If wood too expensive PVC would be good.

Tom Doherty confirms the signs, two signs and the material.

Mark Davey will check with the client, engraving signs are expensive.

Chair Cheryl Powell, either engraved or raised letters.

Mark Davey do all signs require raised or engraved lettering?

Chair Cheryl Powell, it is preferable. Possibly continue after speak to applicant?

Discussion regarding both signs and materials.

Mark Davey confirms what Commission would be willing to approve if he came back for next meeting.

Kevin Matthews, also has to be a matte finish.

Chair Cheryl Powell makes a motion to continue this matter to next meeting to Nov. 4th, 2026, seconded by Alan Feltham,
Roll Call Vote – Kevin Matthews, Clerk
David Wrenn - aye
Laura Cronin - aye
Tom Doherty - aye
Alan Feltham - aye
Suzanne Welch - aye
Cheryl Powell - aye
Kevin Matthews - aye

Behavioral Health Network – 259 North Street, Hyannis – Map 308 Parcel 073-004
Sign

Joe Scott from Cape & Islands sign company in attendance.

Chair Cheryl Powell let's the applicant know that her business is in the same building.

Joe Scott is fine with Chair for this. There is existing signage near the road already. 3 x 3 PVC sign with posts, blue and yellow colors. This is on North Street and directly in front of the building.

Alan Feltham asks about sign presently on the building.

Joe Scott, right now they have a banner on the building. A vinyl banner. The sign will be ½ inch PVC, flat vinyl. Have had this banner for a few years.

Laura Cronin, banner shouldn't have been there that long.

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Joe Scott, not putting any sign on North Street itself.

Kevin Matthews, any lighting?

Joe Scott, no, just a ground mounted sign.

Chair Cheryl Powell opens up public comment. None.

Alan Feltham, raised lettering?

Joe Scott, it's flat but technically only 2 millimeters off the flat sign. For the Downtown Village, nowhere does it say that vinyl is not allowed.

Chair Cheryl Powell, it is discouraged. We take on a case by case basis.

Alan Feltham, confirms matte finish.

David Wrenn, confirms not facing North Street.

Joe Scott, correct, only at a small angle.

Kevin Matthews, reads Downtown excerpt of signage information from the Design Guidelines and also info for flat banner signage. Can make an exception for PVC, but not plastic or vinyl.

Joe Scott, sign is being proposed as PVC, lettering is vinyl. He would be ok with painting instead of the vinyl.

Kevin Matthews, because this is a small sign and facing a parking lot this would be ok with me.

Chair Cheryl Powell, this is in an alcove, not facing North Street. Picture shown on screen share from Kevin.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find the application for 259 North Street to be compatible with the preservation and protection of the district, with PVC and matte finish, seconded by Kevin Matthews,
Roll Call Vote – Kevin Matthews, Clerk
David Wrenn – aye
Tom Doherty – aye
Laura Cronin - aye
Suzanne Welch - aye
Alan Feltham - aye
Cheryl Powell - aye
Kevin Matthews - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 259 North Street as described in the submitted materials, to be PVC with matte finish, seconded by Kevin Matthews,
Roll Call Vote – Kevin Matthews, Clerk
David Wrenn - aye
Laura Cronin - aye
Tom Doherty – aye
Suzanne Welch - aye
Alan Feltham - aye
Cheryl Powell - aye
Kevin Matthews - aye

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Discussion Items
Enforcement Issues - Updates

Tom Doherty, would like to email some that he has to Staff.

Laura Cronin, where are the ones that have been already submitted?

Chair Cheryl Powell, will go through the list to see if and what has been addressed.

Laura Cronin, did say that we would address them after the season. The submitted items – do we have more?

Chair Cheryl Powell – will have progress at next meeting.

Kevin Matthews, his issues were in the summer and these, a lot of them are not there any longer, because season over.

Matters not Reasonably Anticipated by the Chair

Cheryl Powell would like to thank Alan Feltham for his service on HHDC. Alan Feltham has been elected as a Town Councilor and will have to leave HHDC.

Alan Feltham thanks the Commission and their job is of vital importance.

Approval of September 16, 2026, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes of September 16, 2026, moved by Tom Doherty, seconded by Alan Feltham,
Roll Call Vote – Kevin Matthews, Clerk
David Wrenn - aye
Laura Cronin - aye
Tom Doherty – aye
Alan Feltham – aye
Suzanne Welch - aye
Kevin Matthews - aye
Cheryl Powell - aye

Approval of October 7, 2026, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft mins of October 7, 2026, seconded by Suzanne Welch,
Roll Call Vote – Kevin Matthews, Clerk
Alan Feltham - aye
David Wrenn - aye
Laura Cronin - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for November 4th and November 18th, 2026 *(remote meetings)*

Adjournment

Motion made by Tom Doherty to adjourn, seconded by Kevin Matthews,
Roll Call Vote – Kevin Matthews, Clerk
Tom Doherty - aye
Laura Cronin - aye
David Wrenn - aye
Suzanne Welch - aye
Alan Feltham - aye
Cheryl Powell - aye

APPROVED

Kevin Matthews - aye

The meeting ended at 7:50 p.m.

Respectfully submitted,
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at
www.barnstable.gov/hyannismainstreet

APPROVED