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

MINUTES
October 7, 2026
6:30 p.m.

Members Present: Cheryl Powell, David Wrenn, Cornelius Cawley, and Alan Feltham

Members Absent: Laura Cronin, Kevin Matthews, Tom Doherty, Conrad Watson and Suzanne Welch

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 7, 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/84928546543

Meeting ID: 849 2854 6543 Phone: 888 475 4499 US Toll-free
Join instructions
https://townofbarnstable-us.zoom.us/meetings/84928546543/invitations?signature=KWqcyYvFO48mTrufwtm_1mFbeRi9auaN7-FHR-KWc-E

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
David Wrenn
Cornelius Cawley
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

APPROVED

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Corey Pacheco – explains if applicant doesn't want to move forward - If would like to do s, since lack of members tonight.

New Business

Amanullah Aman – Hyannis Plaza Hotel – 662 Main Street, Hyannis, Map 308 Parcel 049
Roof Solar Panels

Amanullah Aman in attendance. He explains the project. 300 kil for the rooftop. All power being used by the customer. Shows 2 roofs. All AC equipment behind the wall near the utility meter room. Fully attached to the roof. For its own consumption. Solar panels are the latest – 495 panels. 14,800 sq. ft.

Alan Feltham, want to make sure its been through building for specifications for solar.

Amanullah Aman, yes, building is pending approval from HHDC – electrical permits have already been issued. Bldg. Dept. has completed their tasks, waiting on HHDC approval. Building Dept. did not have any issues. All has been ok'd by them and Fire Dept.

David Wrenn, site plan shows that covers the entire rooftop. Main Street facing ones? Flat roof.

Amanullah Aman, yes, flat roof. He shows the panels from screen share. Front shown, aerial views. What is visible.

Chair Cheryl Powell, what roads are they visible from?

Mr. Aman – there is another building as well.

David Wrenn, guidelines state that not be able to see from Main Street.

Cornelius Cawley, asks are they flush? Can any other equipment be seen from Main Street?

Mr. Aman, yes, flush mount. Equipment is behind he transformer on the ground, not visible.

Chair Cheryl Powell opens up public comment. None.

David Wreen, the ones on the front are on a slight slope, but if low profile should be ok.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Wrenn to find this application at 662 Main Street to be compatible with the preservation and protection of the district, seconded Alan Feltham,
Roll Call Vote:
Alan Feltham - aye
David - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by David Wrenn to issue for the application for 662 Main Street, as described in the submitted materials, seconded by Alan Feltham,
Roll Call Vote:
Alan Feltham - aye
David Wrenn - aye
Corenlius Cawley - aye
Cheryl Powell - aye

Abraham Petroleum Inc. - 149 North Street, Hyannis – Map 309 Parcel 226-001

APPROVED

Signage

Jody Murphy, representative for Marylou's Coffee in attendance. Menu board for the drive through window. Awning as well. Not backlit. Will have lights for night time, gooseneck lights.

Chair Cheryl Powell opens up public comment. None.

Alan Feltham, gooseneck lighting should be the same as the Mobil has as well.

Jody Murphy states yes, they are putting up the lighting, the owners.

Cornelius Cawley, menu itself – is that part of the application?

Jody Murphy, refers to the speaker box. Similar to what Dunkin Donuts had done.

Cornelius Cawley clarifies that it is the menu and the awning. Awning looks good, size, what would be the material the awning would be made of.

Jody Murphy, it's like a vinyl, plastic substance.

Cornelius Cawley, wall mounted menu, would it be flush with the wall? Material?

Jody Murphy, will be put near the speaker box, so customers can see. Material will be laminate plastic with lettering. No raised, a smooth flat surface. No digital/tv screens.

Chair Cheryl Powell, will the menu be lit?

Jody Murphy, only from gooseneck lights.

David Wrenn, not three dimensional.

Alan Feltham, the awning, understand why vinyl, canvas is more historic look. Thickness? Metal framework?

Jody Murphy, durable, vinyl material.

Alan Feltham, should be a good rugged framing.

Chair Cheryl Powell confirms not retractable.

Cornelius Cawley, facing North Street. Clarifies HHDC jurisdiction across from North Street

Alan Feltham, would HHDC allow vinyl as an awning material?

Chair Cheryl Powell, is at our discretion.

Cornelus Cawley, facing North St. not very prominent. Not very viewable.

David Wrenn, side facing North Street. Approved already 2 gooseneck lights that were already there.
Facing North Street – view.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for Findings, moved by David Wrenn to find this application to be compatible with the preservation and protection of the district, for signage, menu board and drive through awning with gooseneck lighting from above, as presented, seconded by Alan Feltham,
Roll Call Vote;

APPROVED

Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness (COA), moved by David Wrenn to issue a COA for the application at 149 North Street, Map 309 Parcel 226-001, as described in the submitted materials and to include lighting, seconded by Cornelius Cawley,
Roll Call Vote;

Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Robert Moroney d/b/a Sign Guy for – 252 Main Street, Hyannis – Map 327 Parcel 157
Sign

Robert Moroney in attendance. Store being changed from Mini Food Mart, it will now be Hyannis Mini Mart. Sign now needs to be refinished. Would like to put medium gloss black and repaint trim in gold and replace letters. White vinyl letters. Bldg. Dept. doesn't have any issues. Did send corrected layout.

Corey Pacheco, yes, did receive that - the corrected rendering.

Chair Cheryl Powell opens up public comment. None.

Alan Feltham, using the existing sign, wood confirms materials.

Robert Moroney, the bottom lettering would like in white vinyl, it's in vinyl now.

Alan Feltham, is that acceptable?

Chair Cheryl Powell - it is our discretion to approve for vinyl or not. The upper part, is that vinyl or wood?

Robert Mornoney, its an injected molded gold raised letter, injected plastic. The big letters are not vinyl.

Chair Cheryl Powell, material not in guidelines?

Corey Pacheco, correct hard to list all materials. This is probably more of a PVC.

Alan Feltham, did approve a variation of a different material previously. Looks fine.

Cornelius Cawley, is the sign wall mounted or free standing on ow structure? Confirms that that is how it is now.

Robert Moroney, mounted on steel, angle which is affixed to the facia boards and tied onto the main building. Yes, as existing is.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Wrenn to find application to be compatible with the preservation and protection of the district at 252 Main Street Map 327 Parcel 157, seconded by Cornelius Cawley,
Roll Call Vote;
Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

APPROVED

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness (COA), moved by David Wrenn to issue a COA for the application at 252 Main Street, Map 327 Parcel 157, as described in the submitted materials, seconded by Alan Feltham,
Roll Call Vote;
Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley – aye
Cheryl Powell - aye

Minor Modifications

Abraham Petroleum Inc. - 149 North Street, Hyannis – Map 309 Parcel 226-001
Monument Sign

No one in attendance to represent this request.

Chair Cheryl Powell makes a motion to continue this application to next HHDC meeting, Oct. 21st, 2026, seconded by Cornelius Cawley,
Roll Call Vote;
Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley – aye
Cheryl Powell - aye

Discussion Items
Enforcement Issues - Updates

Matters not Reasonably Anticipated by the Chair

Approval of September 16, 2026, Draft Minutes

Chair Cheryl Powell continues/tables the September 16, 2026, draft minutes to the next HHDC Meeting, of Oct. 21st, 2026,
Roll Call Vote;
Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for October 21, 2026 and November 4, 2026 ***(remote meetings)***

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Alan Feltham,
Roll Call Vote:
Alan Feltham - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

The meeting ended at 7:29 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