



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

MINUTES
February 18, 2026
6:30 p.m.

Members Present: Cheryl Powell, Cornelius Cawley, Laura Cronin, Kevin Matthews and Conrad Watson

Members Absent: Tom Doherty

Staff Present: James Kupfer, Director 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, February 18, 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

Attendance Roll Call

Conrad Watson
Kevin Matthews
Laura Cronin
Cornelius Cawley
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards
- Correspondence – Chair Cheryl Powell reads email into record requesting withdrawal, dated February 18, 2026, from Matt McTernan/EB Norris for 135 South Street, Hyannis.

Reminder of Commission's Purpose and Proper Procedure

New Business

Daniel Smith d/b/a Neptune's – 541 Main Street, Hyannis – Map 308 Parcel 130

Enlarging Window

Dan Smith in attendance. He gives an explanation of the proposed window enlargement. Would like to widen in order to serve drinks. Refers to the renderings. Grease trap vent there now. Will be doing ticketed shows. Clean up what's there and refacing the area and incorporate into design. No seating at bar, like concession style stand. Would close at night with overhead aluminum door.

Kevin Matthews, clarifies materials. If using metal should be a matte paint.

Dan Smith, this would blend in with the trim. Tracking on the inside. One window will widen to 10 ft. Concrete block wall there now. Will put in a metal header and paint blue.

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

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 Cornelius Cawley,

Roll Call Vote:

**Cornelius Cawley - aye
Conrad Watson - aye
Kevin Matthews - aye
Laura Cronin - aye
Cheryl Powell - aye**

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the application at 541 Main Street, Hyannis as described in the submitted materials, seconded by Cornelius Cawley,

Roll Call Vote:

**Cornelius Cawley - aye
Laura Cronin - aye
Kevin Matthews - aye
Conrad Watson - aye
Cheryl Powell - aye**

**Town of Barnstable – Cape Cod Maritime Museum – 135 South Street, Hyannis - Map 326 Parcel 061
Addition**

Request to withdraw has been submitted. Request read into record.

Chair Cheryl Powell entertains a motion to accept the request to withdraw without prejudice, seconded by Conrad Watson,

Roll Call Vote:

**Laura Cronin - aye
Cornelius Cawley - aye
Kevin Matthews - aye
Conrad Watson - aye
Cheryl Powell - aye**

**Robinson Campos – Isabella’s Pizzeria – 640 Main Street, Hyannis – Map 308 Parcel 053
New Sign**

No one present for this application.

Chair Cheryl Powell entertains a motion to continue to the next meeting of March 4, 2026, moved by Laura Cronin,

Roll Call Vote:

**Cornelius Cawley – aye
Conrad Watson – aye
Kevn Matthews – aye
Laura Cronin – aye
Cheryl Powell - aye**

**Zacary Masse/CIH Holdings LLC – 420 Main Street, Hyannis – Map 309 Parcel 218
Renovations**

Zacary Masse in attendance. He gives an explanation of the proposal. Property vacant for a few years now. Former Common Ground Café. Bought building in 2017. Trying to get the façade storefront presentable. Two different storefronts, market and restaurant. No balcony on this. Looking mainly for comments for design. They are working with architect.

Kevin Matthews confirms, main part of the building and cupola?

Zacary Masse, the main part under gable roof looking to inset the storefront and over the sidewalk, potentially some seating.

Kevin Matthews, ends as well be the same style incorporated? Stonework.

Zacary Masse, yes the same style as pictures submitted – this is the Plymouth location. Copper awning.

Discussion regarding materials.

Cupola may use a composite, Borel instead of PVC. Building will have to move a bit. They own the right portion. Between 6 and 8 ft. to center. Reference to pictures. Intention to move the cupola.

Chair Cheryl Powell, lighting?

Zacary Masse, they like vintage/older looks. Colors. They like to use a yellow, muted and a brown.

Discussion regarding stone work.

Jim Kupfer, not enough to make a decision, need architectural designs to be submitted. Suggests a withdrawal.

Zacary Masse would like to continue to next meeting.

Jim Kupfer, full elevations needed with all materials and colors. Needs to be specific with all and the lighting.

Kevin Matthews, stone and colors and lighting.

Chair Cheryl Powell makes motion to continue to March 4th 2026, meeting, if not ready can continue to the next meeting, of March 18, 2026, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Cheryl Powell - aye

Discussion Items

Appoint a representative - Downtown Hyannis District Improvement Financing Program (DIF)

Jim Kupfer explains Town Council (TC) looking to establish a committee. TC approved a finance mechanism for anything in Downtown Hyannis, portion of new growth dollars. This Commission would use for beautification and other amenities. Not a large sum of money. To assist and develop strategies on how to use. Some residents will be representing as well as some business owners. May meet monthly, but probably quarterly meet. CFO will notify when established. Annually 8 to 9 thousand. Planning & Development will reach out.

There are – Town Councilors – Lisa DaLuz, Felicia Penn, Charlie Bloom, one from business to be established and residents. CPAC has one person. Any improvement creates new growth dollars that go into a general fund. Capital Improvement projects. A percent mandated to stay in Downtown Hyannis area. Started this fiscal year, July 1 of 2025. One analysis done now.

Laura Cronin, Tom had expressed some interest.

Jim Kupfer, could be done later.

Chair Cheryl Powell – we have two new potential new applicants for HHDC.

Matters not Reasonably Anticipated by the Chair

Approval of January 21, 2026, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the minutes, moved by Laura Cronin, seconded by Kevin Matthews,

Roll Call Vote:

Kevin Matthews - aye

Laura Cronin - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for March 4, and March 18, 2026

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Kevin Matthews

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Cheryl Powell - aye

The meeting ended at 7:15 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