



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

MINUTES
March 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: 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, 2nd Floor **6:30 P.M.** on **Wednesday, March 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

Town Council Liaison Charles Bloom in attendance.

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Continued Business

473 Main Street Partner's LLC – 473 Main Street, Hyannis – Map 308 Parcel 084
Signage – *continued from March 4, 2026*

Andrew Juliano in attendance representing the applicant. Updated materials shown. Different font and different colors, 2 different colors.

Laura Cronin confirms there is existing lighting in the sign.

Kevin Matthews likes the blue with the red highlight around it.

Discussion mixing the colors and accent color.

Accent color to be the red with the navy lettering.

Chair Cheryl Powell opens public comment. None.

Laura Cronin, confirms the owner. We have had problems with that property in the past. 473 Main LLC Partners.

Kevin Matthews confirms that this is a business sign – and this is what should be voted on.

Corey Pacheco confirms we are dealing with this applicant -private matter with the property owner regarding the other sign. Can condition with a cohesive look and condition it this way.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews, can do blue or red for colors, not the pink/peach color, dark blue as main color for lettering and red as an accent, for 473 Main Street, to be appropriate for the preservation and protection of the district, provided sign colors are blue and red, 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, for the property located at 473 Main Street to issue as described in the submitted materials, with regard to signage for red and blue, moved by Kevin Matthews, for both top and bottom signs, seconded by Laura Cronin,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Cheryl Powell - aye

Barnstable Housing Authority – 500 Old Colony Road, Hyannis – Map 326 Parcel 027

New Siding – continued from March 4, 2026

Lorri Finton, Director of BHA. Has come back with comparisons and samples. Materials cost. Wage rates. Vinyl siding – 102,000 sq. ft. a dozen gables – wage without trim color is solid, lifetime warranty for owners. Maintenance is power washed on regular basis. Cost does include 10% for hardware \$205,740.

Hardie Plank/Board, cement same sq. ft. color is solid, 30 year limited warranty, 15 year for paint cracking or peeling. Is non combustible. Maintenance is power wash. Includes 10% for fixtures - \$355,385.70. Colors would come very close to match existing, like a blue grey.

Cedar siding, not including trim. Would need repainting every 5 to 8 years. Life expectancy could be between 20 and 40 years. Probably white cedar and will come in pre finished. Will need painter as well. No warranty except if find defects in the bundles. Including hardware and Tyvek wrap, \$839,252.80 – non of these prices include tax.

Kevin Matthews, which does BHA like?

Lorri Finton, the Board has not rendered an opinion yet. Probably not go with cedar siding – this will take alot of years to get the funds. Hardie Board is more time consuming to install, not just a nail gun. Need special screws and tools to install it.

Kevin Matthews, likes the non combustible component with the Hardie Board, good for safety.

Laura Cronin, these materials are prohibited from this area. Highly visible property. Vinyl or Hardie. This is not within our materials.

Discussion regarding the white cedar.

Lorri Finton – if required to put cedar siding on they will not be able to do it, to expensive. Our capital funds only cover 200,000. This building is a federal building.

Corey Pacheco, would have to get more clarity on what we could or couldn't do.

Chair Cheryl Powell will continue to April 1st meeting. Recommends to make the best decision.

Kevin Matthews, leaning toward the Hardie Board for safety and for cost.

Chair Cheryl Powell makes a motion to continue to April 1st meeting, - BHA at 500 Old Colony to April 1st meeting, Staff to get clarification regarding federal building in order to make a decision, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley - aye

Conrad Watson - aye

Kevin Matthews - aye

Laura Cronin - aye

Cheryl Powell - aye

New Business

JGB Property Group LLC – 380 South Street, Hyannis – Map 308 Parcel 129

Exterior Renovations – windows, doors, siding and roof

Liliana Riley, Admin Assistant for the contractor. Shingles are going to be dark grey. Not changing the existing color, will paint blue. Roof is going to be dark grey. Windows will be white, vinyl and wood. Vinyl clad. Existing is white wood. Vinyl wrapped, not solid vinyl. We can do wood windows instead. Doors, 5 wood, painted navy. Aluminum gutters. No change to the chimney, not painted. Trim, white wood.

Kevin Matthews, roof to be architectural asphalt, grey, siding is going to be natural cedar painted blue, as existing color. Looks like Newport Blue. Windows to be wood and not a vinyl wrap, doors to be replaced with wood and painted navy. Trim to be replaced with white wood trim. Replacing wood for wood windows. Will keep the shutters the same, blue as existing. Doors, like a Hamilton Blue. Shutters to be painted Hamilton Blue as well, wood.

Chair Cheryl Powell opens 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, roofing materials, asphalt, siding Newport Blue color, cedar shingle, windows wood, door (Navy blue) and shutters wood, Hamilton blue and trim wood, white, second 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 application at 380 South Street, as described in the submitted materials, including roofing materials asphalt dark grey shingles, windows wood and shutters Hamilton blue, second by Laura Cronin,

Roll Call Vote:

Laura Cronin - aye

Kevin Matthews - aye
Conrad Watson - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Presentation

Hyannis Engine House – Conceptual review

Chair Cheryl Powell reads correspondence into record – email dated March 13, 2026, from Julie Darling. Requesting a continuance for the presentation.

Chair Cheryl Powell entertains a motion to continue this matter to April 15th, meeting, seconded by Cornelius Cawley,

Roll Call Vote:

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

Matters not Reasonably Anticipated by the Chair

Corey Pacheco will check with Jim Kupfer, regarding the Planning Board and Design Guidelines for final. Has not heard back from Bldg. Commissioner for coming to HHDC. Has reached out to Elizabeth Wurfain at the BID – will reach out again.

Chair Cheryl Powell presented at last Town Council meeting and stated we have a member to be moved up to permanent position.

Town Council Liaison Charlie Bloom - the Appointments Committee has had some issues with meetings due to various reasons, i.e. inclement weather.

Approval of March 4, 2026, Draft Minutes

Motion made by Kevin Matthews to approve the minutes as written, seconded by Laura Cronin,

Vote

All aye

Next HHDC meetings scheduled for April 1st and April 15, 2026

Adjournment

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

Roll Call Vote:

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

The meeting ended at 7:40 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