



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

**MINUTES**  
**March 4, 2026**  
**6:30 p.m.**

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

**Members Absent:** None

**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, March 4, 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  
Tom Doherty  
Laura Cronin  
Cornelius Cawley  
Cheryl Powell

**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**

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

*No one present at beginning of meeting.*

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

## Renovations

Zacary Masse in attendance. Updated materials submitted. Architectural drawings with notes. Materials. Spec sheets of trim material, composite, Borel. Use sign board, foam – hand carved sign, looks like wood. Stone information, natural stone. Samples of the colors – he passes them out. Borel material/siding. Satin finish. Sample shown. White oak for store front. Restaurant and market store. Moving the cupola. Shingles will need to be replaced. Reference to the plan. Asphalt shingles for roof. Review of the copper awning and where.

Cornelius Cawley confirms the full facade area. Specifications – Materials used in the gable. Windows?

Zacary Masse, this will be cedar shakes and will paint the same color like siding/muted yellow. Windows will be replaced.

Kevin Matthews, cupola, replicating what is now? Signage, how will be on the building? Foam, how durable? Where will main sign go?

Zacary Masse, yes. Signage - attached to the roof - not sure if this is the best way. Would like to do a blade sign and apply later. Its very standard, carved the same way as wood. A lot of sign makers using this material. Will be done separately once we see what looks like.

Kevin Matthews, sconces look good – lighting is nice, thinks the stone will look better than the brick.

Tom Doherty confirms the stone, natural?

Zachary Masse, yes natural stone from Plymouth quarry.

Corey Pacheco, Borel is a composite, has been approved in other historic districts. Foam signage has been approved before. Can do a separate application after renos done for signage.

Laura Cronin, confirms matte paint – muted yellow color.

**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, for the property at 420 Main Street, as submitted in the updated and materials provided, satin finish for the paint, any signage will come in a separate application, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - 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 420 Main Street as described in the submitted materials with addendum that the paint is a satin finish and any signage will come in a separate application, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

- ***Motion - Revised to satin not matte finish for the paint***

**New Business**

**473 Main Street Partner's LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**

Signage

Andrew Guliano, representing company for signage. Customer would like refaced with their logo. Colors that are close to the approved HHDC palette. No alterations to the existing signage.

Laura Cronin confirms two signs. Open year round and email addresses and phone numbers are not allowed. There is a backlit sign now.

Andrew Guliano, polycarbonate material. Cover of translucent. Recommend doing these two colors, whereas a print you can lose the sharpness of the color.

Chair Cheryl Powell, reviews and confirms the colors from the HHDC Chart.

Tom Doherty, doesn't like the colors, the lettering isn't inviting.

Cornelius Cawley, maybe take the font of the Hyannis Inn sign and use that same font. Follow that lettering.

Kevin Matthews confirms the sign is currently illuminated. If they change this sign will it be grandfathered and still be able to be illuminated?

Corey Pacheco, it is at the Commission's discretion.

Chair Cheryl Powell, use to have more colors, but the new design guidelines have less.

Kevin Matthews, thinks the dark blue with the orange are hard to see, thinks hard to see the orange on the blue. Confirms painting the sign.

Andrew Guliano, he will let owner know of the suggestions and they have other renderings as well.

Kevin Matthews confirms his client owns the sign/sign area.

Cornelius Cawley, what would they prefer being here, the owners if can't have this?

Andrew Guliano, possibilities. Maybe making a larger sign stating Flats on Main. Sawyer Realty.

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

**Motion made by Kevin Matthews to continue to this matter to the next meeting of March 18, 2026, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

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

New Siding

Lorri Finton, Director of Barnstable Housing Authority (BHA) in attendance. Would like to change the siding from wood to vinyl, keep same color, but with vinyl siding. Will hold up longer. Did look at vinyl vs. composite siding. Cost would be twice as much for

composite. Will take at least two cycles of funding to do complete building. Would take longer, or request grant money to use composite. Wedgewood blue or the flagstone. Any trim would be the colonial white as it is now.

Cornelius Cawley, confirms it is wood now.

Lorri, we are a quasi municipal agency. 68 senior and disabled tenants and also houses their office. Built in 1981. Had a new roof a couple years ago, will get funding to do windows like for like.

Kevin Matthews, where do you get the funding?

Lorri Finton, every year they get an allotment from HUD, Capital fund program and out of that allotment have to do repairs, maintenance of the building. Driveway work needs to be done. Carpeting in the hallways. Cost to paint building, 65,000 to paint the building.

Chair Cheryl Powell confirms the color, wedgewood blue or flagstone?

Conrad Watson, buildings are kind of set back, not close to the road.

Tom Doherty, would like to see a composite compared to the vinyl.

**Chair Cheryl Powell opens up public comment.**

Lorri Finton, quotes that the e composite price is close to double to do.

Discussion regarding the pricing and the comparison for and pricing for each. How long would a composite last as compared to the vinyl.

Chair Cheryl Powell closes public comment.

**Chair Cheryl Powell entertains a motion to continue, moved by Tom Doherty - looking for comparison for pricing and how long each material would last, with regard to new siding, have a composite with estimates and how long last and comparison with the cedar as well, second by Kevin Matthews to continue to March 18<sup>th</sup> meeting,**

**Roll Call Vote:**

**Kevin Matthews - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**Cape Cod Regional Transit Authority – Hyannis Transportation Center – Map 327 Parcel 156-001**

Presentation – Bus Bays and Canopy

Kevin Matthews reads the memo dated February 6, 2026, from AECOM letter into record.

Jefrey Deinnocentis, AECOM Co. for CCRTA. Presentation:

He gives an explanation of the proposed project. Review of the submitted materials. Canopy and bus bays. MHC rendering. Existing photos shown of existing site images. Different views. Renderings shown of the proposed areas. Elevation views. Median. Transportation Ave. Nautical aesthetics. Awnings will be removed, the north face of the building will remain the same. 3D rendering of proposed site. There will be 4 bus bays. This will provide more efficient access. There is a cut through there, not used but could future use to re route. The project area is invisible. The look from Center St. and views from Main Street. Potential add on Anchors, like a downspout. Considered other types of anchors as well. These are called rain chains. Will help with the drainage.

Discussion regarding the anchors and type/styles.

Future digital information displays. Would like to include 4 of these. Digital and changeable. On an elevated mount. This project proposing utilities to run to these pads and would be available if added in the near future. For providing information to users. There will be benches, bike racks and trash receptacles. Lighting will be canopy mounted and new poles at the face of the path and the landscape area. LED lights under the canopy.

Chair Cheryl Powell, what will benches look like and bike racks, light poles what would look like? Frame the digital signs in something?

Cornelius Cawley, memo requests it to be waived from HHDC review.

Corey Pacheco, CCRTA is quasi state agency. HHDC to be advisory for the project.

Laura Cronin, all we need to do is a letter and put in whatever suggestions that we have.

**Corey Pacheco - can issue a Certificate of Non Applicability/letter and also state comments that HHDC would like to see. HHDC regulations do not apply to this project.**

**Continued Business**

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

New Sign

No one here to present/represent this application for two meetings.

**Chair Cheryl Powell entertains a motion for 640 Main Street for new sign to deny the application without prejudice, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Laura Cronin - aye**

**Tom Doherty - aye**

**Kevin Matthews - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Discussion Items**

Appoint a representative - Downtown Hyannis District Improvement Financing Program (DIF)  
*(continued for discussion from February 18, 2026)*

Corey Pacheco, new tax dollars. For new development within the district. 25 year program. Percent to be used. HHDC will decide how/what to use that money for. Need to appoint a representative from HHDC.

Can provide a link of what it encompasses. Public infrastructure, storefront improvement grants. Property tax revenue. Capture of the new growth. Putting revenue into a project stream.

Laura Cronin nominates Tom Doherty,

**Chair Cheryl Powell nominates Tom Doherty to take this position, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Laura Cronin - aye**

**Tom Doherty - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Cornelius Cawley – any advancement for new members?

Chair Cheryl Powell, one new member and possibly another.

Cornelius Cawley, DPW is to be appreciated for all that they did with the blizzard.

Laura Cronin, Bldg. Commissioner will probably not come. Maybe get the BID to come in and help get businesses in compliance with HHDC Guidelines. They work Main Street all the time.

Chair Cheryl Powell - reach out to Elizabeth Wurfbain to come?

Cornelius Cawley, the BID may be able to help.

Kevin Matthews, our Town Council Liaison Charlie Bloom has the right to help with this,

Suggestion – reach out to Elizabeth Wurfbain to come to HHDC.

Approval of February 18, 2026, Draft Minutes

**Chair Cheryl Powell entertains a motion to accept as written moved by Cornelius Cawley, seconded by Tom Doherty,**  
**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

Next HHDC meetings scheduled for March 18 and April 1, 2026

**Adjournment**

**Cornelius Cawley makes a motion to adjourn, seconded by Kevin Mathews,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

The meeting ended at 8:14 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](http://www.barnstable.gov/hyannismainstreet)**