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

MINUTES
July 1, 2026
6:30 p.m.

Members Present: Cheryl Powell, Tom Doherty, Laura Cronin, Kevin Matthews, Cornelius Cawley, David Wrenn, Conrad Watson, Suzanne Welch and Alan Feltham (new members).

Members Absent:

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, July 1, 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

Meeting starts and Called to Order at 6:50 p.m. due to no audio/technical difficulties.

Attendance Roll Call
Conrad Watson - aye
David Wrenn - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Welcome to two new members: Alan Feltham and Suzanne Welch – in attendance as well.

Welcome to New Members, Special Guests, Advisors and Comments

Updates
- Trainings – due conflict of interest training if need to do
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Cornelius Cawley submitted some historic information for all to review – Commissioners/members.

Welcome to Town Council Liaison Charles Bloom.

New Business

APPROVED

1 Look Solutions, LLC – 115 Main Street, Hyannis Map 327 Parcel 202
New Buildings

Sofia Naoom in attendance. She explains the proposal for new duplexes to be built. Newly submitted elevation plans passed out. Porch on right hand side will have to be removed. See the door from the street. Long bump out section – see existing plans. Need to remove porch for additional parking.

Tom Doherty has some concerns – porch.

Sam Naoom in attendance. Cannot see this porch from the street. This is the only way to get the parking. Have already reduced the amount of units that they originally wanted to do. The existing studios are bad.

Sofia Naoom, Downcape Engineering has provided plans for the duplexes – will be roughly 800 sq. ft.

Sam Naoom, can put something else where it can be seen as far as porch.

Kevin Matthews confirms possibility is where could go. What is the elevation?

Sofia Naoom, 30.7. Has proposed elevations for the main building. The façade on the front of the building is not changing. Can move door.

Kevin Matthews, color?

Sam Naoom, leave it natural. Don't see from the front of the street. They can match it. It's grey.

Kevin Matthews, the building is so historic would like to see the porch stay. Historic home.

Chair Cheryl Powell suggests continuing to the next meeting.

Sofia Naoom, will email plans for proposed structures and elevations.

Kevin Matthews, if moving portion to front have a drawing so can see both sides.

Sam Naoom, the only thing you would see from Main Street would be that part of the building. Won't see anything from the back.

Laura Cronin, porch just out, how is this removed?

Sam Naoom, it's an overhang, that's where parking spot is proposed. Porch on side of the bldg.. Bump out is a bay window.

Kevin Matthews how about moving parking spaces to the side of the lot? Has concerns with moving the porch.

Sofia Naoom, we have changed this to less units, originally 14.

Tom Doherty, landscaping and lighting plan. Chimneys?

Sofia Naoom, cannot match the existing color. Main house will be grey with green trim.

Conrad Watson suggests possibly going with colors like the houses in the area? Natural.

Sam Naoom, yes. The chimneys have been shut out, not using.

Suzanne Welch, shutter colors.

Tom Doherty, this is on the National Register.

Corey Pacheco, this is in a protected - at local level. HHDC has the discretion.

APPROVED

Tom Doherty, windows?

Laura Cronin, landscape plan. Doesn't see what the landscape plan is.

Sofia Naoom, explains the landscape plan. Not doing shrubs. Pervious pavers to be used.

Review/discussion of landscape plan, walkway and shrubs.

Plan for proposed structures. Current engineered plans. Potential plan showing porch moved to the front. Elevations. Lighting plan.

Chair Cheryl Powell opens up public comment. None.

Corey Pacheco, can work with the Applicant outside of the meetings.

Sofia Naoom, confirms new structures having cedar shakes – all agree this is good.

Chair Cheryl Powell makes a motion to continue this matter to July 15, 2026, meeting, seconded by Cornelius Cawley,
Roll Call Vote:
Kevin Matthews – aye
Cornelius Cawley - aye
Tom Doherty - aye
Laura Cronin - aye
David Wrenn - aye
Conrad Watson - aye
Cheryl Powell - aye

473 Partner's Restaurant LLC d/b/a Wicked Willy's – 473 Main Street, Hyannis Map 308 Parcel 084
Signage for menu

Kevin Matthews – states that the violation memorandum has this particular address on it.

Chair Cheryl Powell, this is a new application and the items are not specific with what is on the memorandum.

Corey Pacheco can review the application and should be done within a certain amount of time. This is a new application:

William Planinshek in attendance. Seeking two approvals. Met with building as far as a menu sign requirements.
Two structural plans, one with a menu board and have submitted picture of other businesses in the area that have the same type of signage. Asking for two of these signs because each one is a dba . Free standing sign as shown.
Secondly, 7 ft. long and 7 ft. tall sign. This is busy intersection. Make menu sign wider and list some historical facts to go along with the signage. Asking if HHDC would be interested in doing this.

Laura Cronin confirms, could have the side panels for the historic information and also have menu board in the middle. Lit up at night?

Chair Cheryl Powell clarifies 3 x 6 menu and will be the side walls of the structure. Menu is 3 ft. x 3 ft. which is requirement for this type of signage.

Laura Cronin, suggests stay with the application presented.

Kevin Matthews, who would update this?

Alan Feltham, if not utilized by us, then will be used by somebody else. This is a large area.

APPROVED

Laura Cronin, two entities. Should be two applications, one for Tiki Bar and one for Raw bar. Would like to see what material is going to be.

William Planinshek, PVC and pressure treated wood. Menu board would be 3 x 3 wood covered with PVC materials.

Kevin Matthews with cupola becomes higher.

Alan Feltham, becomes bigger.

Laura Cronin, would like to see what it would like on the property. Shouldn't be 7 ft. tall.

William Planinshek, the menu is required to be 3 ft. x 3 ft. Would be low lighting not goosenecks. Incandescent, may try solar.

Discussion regarding suggestions. Materials and what will look like. Lighting and the colors as well.

Tom Doherty, height to the top of the cupola. This doesn't show the total height.

William Planinshek, can bring the menu board down – he will redesign, change the pitch and shrink the cupola.

Chair Cheryl Powell: Info needed - materials and lighting. What specific type, height of the cupola.

Laura Cronin, separate application as well. Separate entities.

Chair Cheryl Powell, cleaner if two separate applications – treat as such.

Corey Pacheco – clarifies two different menu board signs, a separate application for the structure, that could be the other application and where will be placed on the property, where placed exactly, in relation to the Tiki Bar and the Raw Bar.
Adding another application for the structures, the canopy.

Clarification - one application for framing and one for the signage (menus). A regular COA and will add on to the menu signage.

Chair Cheryl Powell moves/proposes to have this application continued and to be clarified if need another/separate application submitted for structure, to August 5, 2026, seconded by Cornelius Cawley,
Roll call Vote:
Laura Cronin - aye
Tom Doherty - aye
David Wrenn - aye
Kevin Matthews - abstains
Cornelius Cawley - aye
Suzanne Welch - aye
Cheryl Powell - aye

Cory Mace on behalf of Quinn Mace – Sturgis Charter Public School – 20 Pearl Street, Hyannis Map 328 Parcel 015 - Bike Rack

Quinn Mace in attendance. Working towards Eagle project. Attends Sturgis Charter School Here to apply for installing a bike rack at Sturgis East. Sturgis West has one already. Can help students get to school. Metal, commercial grade bike rack, can hold 5 bikes at a time. 20 Pearl Street . He has picture of where he would like the rack to go. Under the corner window. Next to parking space used for sports vehicles. Will be installed onto cement pads bolted in.

Cory Mace, has full support from the principal at Sturgis. Doesn't need a permit from building.

Kevin Matthews, all done by funds raised by you?

Quinn Mace, yes.

APPROVED

Cory Mace, actively working on his badges. He had done some planter boxes which were the first piece of this project. The goal is to complete this summer before school in September.

Chair Cheryl Powell, how many students using?

Quinn Mace, principal said 4 to 6 would benefit from it.

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

Chair Cheryl Powell entertains a motion on the Findings, moved by Tom Doherty to find the application to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,
Roll Call Vote:
Alan Feltham - aye
Laura Cronin – aye
Tom Doherty - aye
Kevin Matthews - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 20 Pearl Street, as described in the submitted materials, seconded by Laura Cronin,
Roll Call Vote:
Alan Feltham - aye
Laura Cronin - aye
Tom Doherty - aye
Kevin Matthews - aye
David Wrenn - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Discussion Item
Enforcement Issues

Chair Cheryl Powell – discussion regarding Memorandum for enforcement to Building Dept.

Corey Pacheco, Jim Kupfer, Director spoke with Bldg. Commissioner, Brian Florence of best way to handle. Suggested place on a memorandum and send to Building and then it will move to enforcement with the Building Dept.

Kevin Matthews asks what the Bldg. Commissioner has said the turn around time would be?

Chair Cheryl Powell, thinks good idea to send memo to Bldg. Commissioner. Memorandums should go to HHDC for review and will keep the "enforcement" on the agenda each meeting.

Kevin Matthews, would not like to review any new applications if you are a business on a list for HHDC violations.

Cornelius Cawley, possibly continue applicants until any violation(s) that are present?

Chair Cheryl Powell, could we get Legal to give advice on this. Would like clarification for.

Chair Cheryl Powell moves to approve the Enforcement Memorandum, seconded by Kevin Matthews,
Roll Call Vote:
David Wrenn - aye
Laura Cronin - aye
Tom Doherty - aye
Kevin Matthews - aye

APPROVED

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

Chair Cheryl Powell - regarding recommendation for Conrad Watson to be moved up from alternate to permanent position.

Chair Cheryl Powell makes a motion to request that Conrad Watson be moved up to full member position, seconded by Laura Cronin,
Roll Call Vote:
Cornelius Cawley - aye
David Wrenn - aye
Suzanne Welch - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of June 17, 2026, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes, moved by Kevin Matthews, seconded by Cornelius Cawley,
Roll Call Vote:
Cornelius Cawley - aye
David Wrenn - aye
Conrad Watson - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for July 15th and August 5, 2026

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Tom Doherty,
Vote:
All aye

The meeting ended at 8:36 p.m.

Respectfully submitted,
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at
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APPROVED