



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

MINUTES
July 15, 2026
6:30 p.m.

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

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 15, 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

Alan Feltham
Suzanne Welch
Conrad Watson
David Wrenn
Kevin Matthews
Tom Doherty
Cornelius Cawley
Laura Cronin
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings
- Awards
- Correspondence

Reminder of Commission's Purpose and Proper Procedure

Item taken out of order from Agenda

Jiewen Lei d/b/a Fuku Kichi - 294 Main Street, Hyannis – Map 327 Parcel 254
Sign and Awning

Jiewen Lei in attendance. She refers to the pictures submitted with the application. Not illuminated. Lattice. She passes around material. Awning, new fabric with white lettering on the awning. Existing is 23 inches will remain with the same height.

Cornelius Cawley, is it individual letters?

Jiewen Lei , ½ inch lettering and spacer – about 1 inch.

Laura Cronin, what is the existing sign material now? The material is not approved.

Jiewen Lei, not the same lettering, different. Has seen some signs using PVC or acrylic. Can change to PVC if this is allowed. Can use the matte finish.

Kevin Matthews, no lighting at all?

Jiewen Lei, not sure if will want to do the lighting yet. Would have to come with a separate application.

Kevin Matthews, agrees with PVC and the matte finish. Each letter individual. Sunbrella is good material for the awning.

Laura Cronin, sunbrella is not approved material. Vinyl lettering on the awning? Any window graphics?

Jiewen Lei, nothing proposed for the windows, no graphics. Door may have the business hours.

Chair Cheryl Powell would have to come back for any lighting or any changes.

David Wrenn, vinyl signage – asks about the material.

Corey Pacheco explains that it is an added layer.

Kevin Matthews, what colors will the sign be?

Jiewen Lei confirms the colors will be the green as shown in the picture. White colored letters.

Chair Cheryl Powell opens up public comment. None.

Laura Cronin clarifies, PVC with matte finish. Vinyl will be the green color to give the color for the dots on the lettering?

Jiewen Lei, can put dots another way. Can paint the circles with green paint. Or attach with a wrap PVC.

Alan Feltham, easy to paint that.

Discussion regarding the black frame of the colors. Three colors. Comparison of the green color and the color chart approvals for HHDC. Exception made for the proposed green to be used.

Chair Cheryl Powell closes public comment.

Open and closed sign has to be neon, not flashing. Applicant will check on it.

Chair Cheryl Powell entertains a motion for the Findings, with amended changes to PVC and matte finish and acceptable green color for the dots, painted, PVC and then white paint for the letters and green paint for the dots, open and closed sign, moved by Kevin Matthews to find the application at 294 Main Street to be compatible with the preservation and protection of the district, sign will be PVC base painted white letters and painted green for dots and PVC matte finish, awning to be sunbrella, seconded by Suzanne Welch,

Roll Call Vote:

Cornelius Cawley - aye

David Wrenn - aye

Suzanne Welch - 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 the application at 294 Main Street as described in the submitted materials, with the three changes, sign now PVC backing, letters painted white and green dots, matte finish, seconded by Cornelius Cawley,

Roll Call Vote

Cornelius Cawley - aye
David Wrenn - aye
Suzanne Welch - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Cheryl Powell - aye

Continued Business

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

New Buildings – *continued from July 1, 2026*

Sofia Naoom in attendance, plans are shown – presentation.
Sam Naoom in attendance.

Shows where stairs will be in the revised plans. Going to keep the porch where it is now. Handicapped spot moved.

Refers to the elevations – existing shown and proposed new revisions.

Green is trim and clapboards are grey on the original building. Would like to change the color from something in the grey from the color chart. Nantucket Grey or Quaker Grey. Trim to be PVC. Other three sides will be cedar. Four duplexes, all the same. Layout and Landscape plan shows the line up. Elevations shown.

Tom Doherty, color of the shutters on the main building?

Sam Naoom, maybe black on side facing Main Street and green on the porch.

Tom Doherty, could you have shutters on the duplexes to match the front? More of a Cape Cod look. Moldings around windows?

Sam Naoom, doesn't prefer because hornets and wasps like to nest in them. Have dog houses that add to the look. Adding to much detail to the space makes it look smaller and too busy. Shifted some things around to make it look more appealing and spacing as much as can. Some hedges out front, some trees out front. One tree existing that will have to be eliminated. Everything on the Main Street side will remain.

Kevin Matthews, lighting?

Sam Naoom, existing lights on timers now. Elevation on front of the building can do some overhead as well. Will light up parking area. Like spotlight style, three on one unit. You can see one over the porch

Laura Cronin, will be nice addition to adding housing on Main Street.

Chair Cheryl Powell asks for any public comment. None.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application at 115 Main Street to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley - aye
David Wrenn - 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 Tom Doherty to issue for the application at 115 Main Street as described in the submitted materials, second by Kevin Matthews,

Roll Call Vote:

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

New Business

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

Signage

Samia Sleiman representing Abrahan Petroleum in attendance – they got the lease and are doing some renovations. Going to brand the station Mobil and KP is their name and Mary Lou's will be there with a drive through. Want to re do the existing ID sign and do with a stone foundation, like the one at West Main Gas.

Chair Cheryl Powell should do one sign at a time. If Marylou's not the applicant.

Samia Sleiman, Marylou's would be in partnership and with Mobil. Would be where the DD's sign was. Would replace with Marylou's. Aluminum with acrylic letters across the front.

Laura Cronin, those materials are non compliant.

Samia Sleiman, we can do a PVC lettering, dimensional. Letters are black for the Marylou sign. They will be 3 dimensional.

Tom Doherty, lighting.

Samia Sleiman, yes, sign illuminated and KP will be internally lighted.

Laura Cronin, internal lighting is prohibited.

Kevin Matthews, the other internal lighting is not allowed any more, we have new guidelines. Maybe put up gooseneck lighting.

Samia Sleiman, canopy over gas dispensers. Blue fascia and Mobil letters with the logo. Traditional it is illuminated. Mobil letters are lit as well. These letters are 3d lettering

Laura Cronin, need to keep it historic. Would like more information and this is too much lighting.

Samia Sleiman, the dispensary picture, under the canopy, dispensary is not backlit. Can remove all the imaging and keep the canopy white, as long as some branding on the dispensary itself.

Kevin Matthews, if just white on top of canopy and the Mobil lettering just on the gas pumps.

Samia Sleiman, the new dispensaries do have screen on the pumps. Media only plays when pumping gas. Plays news or weather clips.

Alan Feltham, confirms 3 pumps.

Samia Sleiman, the main ID sign. Proposing to put up an identical ID sign t – 5 x 7 sign. Monument sign.

Kevin Matthews, lit as well?

Samia Sleiman, explains with the presentation of how the signage will look. It will be in the same existing location.

Tom Doherty, what kind of lighting?

Samia Sleiman, LED in the back lighting. Wouldn't see the LED, it would be more efficient.

Discussion regarding the size and the existing signage and lighting. Pricing signage.

Kevin Matthews, concerned about the look of the monument sign and the lighting.

Cornelius Cawley, others in the area have a lot of lighting. Any type of interior lighting is a problem.

Kevin Matthews, have digital pricing and gooseneck lighting.

Samia Sleiman, up lighting for the Marylou's signage, can do.

Laura Cronin, this has so many changes – there is too much going on.

Cornelius Cawley, can dim lighting on the pump as well?

Samia Sleiman, yes.

Kevin Matthews, come back with the changes the gooseneck and the all white canopy and lighting revisions. Pricing signage.

Corey Pacheco interjects, ZBA is involved regarding relief of signage – Variances - under impression that you will be going to ZBA for signage relief.

Chair Cheryl Powell, agreed with Marylou's signage, gooseneck lighting, canopy is going to be white. Will need info for the monument sign and the lighting.

Chair Cheryl Powell – possibly look at North Street and get some ideas.

Laura Cronin, thinks Applicant should come back.

Kevin Matthews, agreed no self illuminated signs. Canopy plain white. Keep dispensary the way it is and then have to move forward with the monument sign.

Alan Feltham comments , if got rid of monument signage and had a display instead, now you have to drive in to see the pricing.

Chair Cheryl Powell entertains a motion to bifurcate out the monument sign piece and vote on signage, PVC and black, gooseneck lighting and canopy white, entertains a motion on the Findings, Marylou's and KP sign be PVC and green lettering and black letter for Marylou's, gooseneck and the white canopy, taking the monument piece out and continue to Aug. 5th meeting, seconded by Tom Doherty,

Roll Call Vote:

Motion is withdrawn

Chair Cheryl Powell entertains a motion to have the sign as above, and no changes to the gas pumps, moved by Kevin Matthews, to find compatible with the following:

Signs PVC

Gooseneck lighting

Canopy will be plain white

Gas pumps are fine as submitted,
Seconded by Cornelius Cawley,
Roll Call Vote:

Cornelius Cawley - aye
David Wrenn - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - nay
Alan Feltham - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, as stated in the Findings, and with soft lighting, moved by Kevin Matthews, to issue for 149 North Street as described with the submitted materials and as amended with the changes in the Findings as agreed:

Signs will be PVC
Gooseneck lights, soft white
Canopy plain ;white
Pumps submitted fine as is
Seconded by Tom Doherty,
Roll Call Vote:

Cornelius Cawley - aye
David Wrenn - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - nay
Alan Feltham - aye
Cheryl Powell - aye

Kevin Matthews moves to bifurcate this application to Aug. 5th 2026, meeting for the monument part of ;the sign and will get new proposal for, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelis Cawley – aye
David Wrenn - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Alan Feltham - aye
Cheryl Powell - aye

Annual Election of Officers

Chair Cheryl Powell – Cornelius Cawley is willing to run for Vice Chair, Chair, again, Kevin Matthews has proposed for the Clerk position and Chair Cheryl Powell is willing to run for Chair.

Laura Cronin makes a motion to accept as presented by Chair Cheryl Powell, second by Suzanne Welch,
Roll Call Vote:

Cornelius Cawley - aye
David Wrenn - aye
Conrad Watson - aye
Suzanne Welch - aye
Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Alan Feltham - aye

Cheryl Powell - aye

Officers are as follows: Cheryl Powell, Chair, Cornelis Cawley, Vice Chair and Kevin Matthews, Clerk.

Discussion Items

Enforcement Issues

Letter to Bldg. Commissioner: Chair Cheryl Powell suggests to see if we have gotten a response from Building Dept. give a chance to address it.

Matters not Reasonably Anticipated by the Chair

Approval of July 1, 2026, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes, moved by Laura Cronin, second by Cornelius Cawley,

Roll Call Vote

Cornelius Cawley - aye

David Wrenn - aye

Conrad Watson - aye

Kevin Matthews - aye

Tom Doherty - aye

Laura Cronin - aye

Alan Feltham - aye

Cheryl Powell - aye

Next HHDC meetings scheduled for August 5, 2026 and August 19, 2026

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Suzanne Welch,

Vote

All aye

The meeting ended at 8:08 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**