



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

**MINUTES**  
**November 19, 2025**  
**6:30 p.m.**

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

**Members Absent:** Jack Kay

**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, November 19, 2025**. 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:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

*Please silence your cell phones*

**Call to Order**

**Attendance Roll Call**

**Chair Cheryl Powell - roll call (Clerk is absent):**

Conrad Watson  
Kevin Matthews  
Tom Doherty  
Laura Cronin  
Cornelius Cawley  
Cheryl Powell

**Welcome to New Members, Special Guests, Advisors and Comments**

**Updates**

- Trainings
- Awards
- Correspondence

**Reminder of Commission's Purpose and Proper Procedure**

**New Business**

**Simone DaSilva d/b/a Island Fashion – 580 Main Street, Hyannis – Map 308 Parcel 069-001**

Business signage

*Applicant not in attendance. Chair Cheryl Powell moves item out of order.*

**Minor Modifications**

#### **473 Main Street, Partners, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**

William Planinshek in attendance. Explains it is the fence. In the back and in the front. Split rail on both sides abutting tiki and raw bar, exact height. Cedar 36 inches – 48 total, painted white, top 12 inches are lattice.

Kevin Matthews, building also to be white washed, this is just the fence.

Laura Cronin - recommendation was that the height be similar to some of the other properties on Main Street. 48 inches would be closing it off and not inviting to the public. Whitewashing of the building also. 26" plus 10" for lattice is better.

Tom Doherty clarifies.

Cornelius Cawley, where the split rail will be asks for clarification.

William Planinshek explains where - points out where the fencing will be.

Cornelius Cawley, path to the door will anything be blocking that, where will it end and from the corner? Any interior fence?

William Planinshek, no interior fence.

Laura Cronin, no fence height guidelines for HHDC. If propose to create this, would be an exception? Concerns that don't have anything to go by for a restriction.

Tom Doherty, suggests, can put it in the guidelines before finalized by Planning Board.

Chair Cheryl Powell, still have to have a joint meeting with Planning Board.

Corey Pacheco, majority of Guidelines has been approved, just one section on public art. If stipulate can have a discussion and vote to have a standard and suggestive what can do

Discussion regarding rules for fence height

Chair Cheryl Powell clarifies at our discretion now.

Corey Pacheco, have to move forward with the application.

Laura Cronin, whitewash – need something to go by, instead of what an applicant will interpret. Doesn't like doing more of a whitewash on that building.

Kevin Matthews, could compromise with this height with the lattice. Whitewash needs to be done, doesn't look good now at all, doesn't match. As long as fencing 36" and 12 " lattice on top. Total of 48".

Laura Cronin, signage – the approved signs are not up, not there now. How do we deal with this because signage hasn't been done.

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

**Chair Cheryl Powell entertains a motion for the Findings for both the modification and the application, at 473 Main Street, Map 308 Parcel 084, with regard to the modifications, moved by Kevin Matthews that this is compatible with the preservation and protection of the district, the Tiki Bar section of the business, 36" wood with 12" lattice (total 48 inches) and complete whitewashing of other sides of building, seconded by Cornelius Cawley,**

**Chair calls Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Tom Doherty - nay**

Laura Cronin - nay  
Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for 473 Main Street as described in the submitted materials, specifically for fence of 36” and 12” of lattice on top (total of 48”) and split rail around walkway and whitewash of remaining three sides of the building, seconded by Cornelius Cawley,

Chair calls Roll Call Vote:

Laura Cronin - nay  
Tom Doherty - nay  
Kevin Matthews - aye  
Cornelius Cawley - aye  
Conrad Watson - aye  
Cheryl Powell – aye  
The vote passes

### Continued Business

#### **473 Main Street, Partners, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084**

New structure, fence and sign – *continued from October 1, 2025, October 15, 2025 and November 5, 2025 - Members voting – Cheryl Powell, Cornelius Cawley (with Mullin), Tom Doherty, Laura Cronin, Kevin Matthews and Conrad Watson*

William Planinshek in attendance. He explains the fencing.  
Cornelius Cawley clarifies where would be.

William Planinshek explains the plan, red and blue line reference to plan, Exhibit A. Seating chart, gate. Has been through SitePlan Review. Confirms had to move the raw bar from original placing, because of the grease trap.

Cornelius Cawley clarifies same roof and materials light posts, separate signage?

William Planinshek - this is not in the application for separate signage. A frame signage. Raw Bar is listed on the signage. Will be identical to the picture in application. Lighting will match.

Chair Cheryl Powell, sidewalk signage. Direct knowledge.

Laura Cronin, permission from Town Manager and regulation/placement.

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

Laura Cronin, this is the same issue – fencing.

Chair Cheryl Powell entertains a motion for the Findings for raw bar, new construction, fence and sign, moved by Cornelius Cawley for 473 Main Street, with regard to the raw bar, fence and A Frame signage and to meet with town requirements, and white wash remaining sides of building , A frame, fencing, whitewashing, fence 36” by 12” lattice top (total of 48”) and trim to be painted same green as existing and does not include signage for raw bar, seconded by Kevin Matthews,

Chair Cheryl Powell does Roll Call Vote:

Cornelius Cawley - aye  
Conrad Watson - aye  
Kevin Matthews - aye  
Tom Doherty – nay  
Laura Cronin - nay  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley for the application at 473 Main Street, commensurate with specifications as outlined in the previously stated Findings as outlined,

Chair Cheryl Powell does Roll Call Vote

Laura Cronin - nay  
Tom Doherty - nay  
Kevin Matthews - aye  
Conrad Watson - aye  
Cornelius Cawley - aye

Cheryl Powell – aye  
The motion passes.

**Matters not Reasonably Anticipated by the Chair**

Approval of November 5, 2025, Draft Minutes

Motion made by Laura Cronin to approve, seconded by Kevin Matthews,

**Chair Cheryl Powell does Roll Call Vote:**

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

Motion made by Kevin Matthews to move/continue the new business item for Simone DaSilva d/b/a Island Fashion – 580 Main Street, Hyannis, Map 308 Parcel 069-001 to the next meeting, December 3, 2025, seconded by Laura Cronin,

**Chair Cheryl Powell does Roll Call Vote:**

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

Next HHDC meetings scheduled for December 3<sup>rd</sup>, 2025 and December 17, 2025

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded by Kevin Matthews,

**Chair Cheryl Powell does Roll Call Vote:**

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

The meeting ended at 7:11 p.m.

Respectfully submitted,  
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at  
<http://www.town.barnstable.ma.us>

*Exhibit Document – 473 Main Street – Raw Bar Application – Plan submitted*