



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

**MINUTES**  
**June 4, 2025**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Tom Doherty, Cornelius Cawley, Conrad Watson, Peri Wentworth, Laura Cronin

**Members Absent:** Matt Clark, Kevin Matthews, and Jeniffer Hinckley Needham

**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, June 4, 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**

Peri Wentworth  
Conrad Watson  
Cornelius Cawley  
Laura Cronin  
Jack Kay  
Tom Doherty  
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**

**New Business**

**Stephen Bowen – Constitution Properties, LLC – 32 Pearl Street, Hyannis – Map 326 Parcel 017**  
Renovations

Stephen Bowen in attendance. He gives explanation of proposal. Windows need replacement sides and the back. Replacing the roof. Replacement of shingles around the windows. Shows samples. Trim, would like to do white, same as is now.

Jack Kay asks for confirmation of replacement of windows.

Stephen Bowen, no just sides and back. Double hung. 6 over 6. Past the porch, one over one. Mullions. Double hung. 10 windows total.

Tom Doherty asks for clarification of windows.

Jack Kay asks for clarification of how many windows.

Stephen Bowen, can do 2 over 1.

Jack Kay, wood or aluminum?

Stephen Bowen, shows copy of the windows to be installed. Vinyl windows.

Jack Kay prefers the 2 over 1.

Discussion of the age of the structure.

Jack, is it a historic structure? Will it remain a residence?

Stephen Bowen, yes, it will remain a residence. Shingles in good shape. Will power wash as well. Total of 10 windows and one in the back. All will be 2 over 1.

Laura Cronin, gutters?

Stephen Bowen, ok in current condition now. Were replaced by previous owner.

Laura Cronin, white on the trim - Replace with ultra white?

Stephen Bowen, yes.

Tom Doherty confirms the whole roof to be replaced?

Stephen Bowen, yes.

Laura Cronin, how many trees are being taken out?

Stephen Bowen, bushes. Not sure if has to cut or just trim, some are leaning against the house. In back probably just trim. Would like to preserve much as possible. The ones on the house they want to eliminate.

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

**Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay to find the application to be compatible with the preservation and protection of the district and with the stipulation to do windows with 2 over 1, and tree/bush trimming done, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Cornelius Cawley – aye**

**Conrad Watson - aye**

**Laura Cronin - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Jack Kay, to issue for the application at 32 Pearl Street, Hyannis, Map 326 Parcel 017, as described in the submitted materials, including stipulations cited in the Findings, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Commonwealth of Massachusetts c/o Executive Office of Transportation & Construction – 252 Main Street, Hyannis - Map 327 Parcel 156 002 – Platform Decking**

Julie Darling in attendance. Decking replacement. Platform/decking needs to be replaced. Selected material for better maintenance than what is there now. Want to use composite PVC. Has samples for DOT's preference. Similar color palette. Also replacing the strip/safety.

Jack Kay, timeline to complete? Will platform be accessible during the season? Provision – will it not be accessible?

Julie Darling, some safety repairs done previously. Not expecting it will impact the season. Maybe in the fall. No timeline for putting it out to bid. Probably do in portions.

Laura Cronin, PVC materials? Is that in discretion? What other options would we have? This is a long stretch, would other materials be better?

Julie Darling, not replacing any of the guardrails, just removing and put right back, the same ones.

Chair Cheryl Powell, are PVC all same type of materials?

Julie Darling, more or less, but within the same family. Samples are shown.

Tom Doherty, what is the most durable?

Laura Cronin wants to make sure is allowed.

Corey Pacheco, municipalities don't usually review this - this goes to bid. We can provide input. This is run by Mass Dot. We cannot override state regulations. This is more of a discretionary viewing.

Jack Kay, how old is this platform?

Julie Darling, built in different stages, some built in 2014 and has added on twice.

Chair Cheryl Powell, it's discretionary for us – it's from the state, municipality.

Tom Doherty, color, grey. Composite is in our guidelines. How long does it last?

Julie Darling, about 20 years.

**Chair Cheryl Powell asks for any public comment. None. Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the district, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Peri Wentworth - aye**

Jack Kay - aye  
Tom Doherty - aye  
Laura Cronin - aye  
Conrad Watson - 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 252 Main Street, as described in the submitted materials, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley - aye  
Conrad Watson - aye  
Laura Cronin - aye  
Tom Doherty - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cheryl Powell - aye

Technical difficulties with the video taping - 5 minute recess is called by the Chair.  
Reconvene at 7:12

**Hyannis Public Library Association -Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013**  
Demolition

**Hyannis Public Library Association -Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013**  
New Building

Both applications heard together: Kara Babcock, project architect. Attended in October for non formal presentation. Proposing a partial demolition and Certificate of Appropriateness (COA) for new edition for the library. Presentation given.

Kara Babcock reviews the presentation. Did renovations at 255 Main Street also. Have done other library projects. Views shown of the three different buildings. Twombly Wing done in the 1970's. Want to keep the Hinckley and the Eagleston. Mechanical systems and building assemblies reviewed. Single panes of glass and water/air inefficiencies. Poor accessibility now. No accessible way to get out of building without relying on personnel because of split level. No connection from children's wing that is in the basement. Equipment will be stored during construction and then moved back after.

COA – views shown from public way. Hinckley and Eagleston Buildings. Like the big house little house concept version. Barn area will be where children area will be. Planned diagram shown. Proposed plan. Moving from the most historic to whimsical area. They are pricing out now. Construction documents ready. Rendering shown of proposal.

Peri Wentworth asks, any step downs?

Kara Babcock, no. new main entrance floor heights remain level and transition to lower with ramp in circulation area. Trying to keep a flush connection. Adding some height to the front entrance gives more of a formal look. Comparison views shown. Back has more of contemporary feel. Rear views shown. Borden batten siding. Quite distant from South Street. Will be a better transition and better oversight for staff. Windows have shading vents.  
Eagleston renovations, trim sanded and painted. Windows, Pella historical with divided lights, grills between the glass. Same mullion patterns, Light fixtures, trying to replace in kind as much as possible. Brick mortar repair or cleaning will be minor to have a clean look.  
Hinckley building, no renovations to the building except adding a sprinkler system. Exterior light.  
Main Street view. Will signify that this is the new main entrance. Conceptual plan – Town has been thinking of, shown. Hyannis Green Conceptual, in the future.

Tom Doherty likes this. Essence of the historic district. When will start?

Kara Babcock, planning to start this summer – phased construction. Just moving staff.

First phase renovation of the Eagleston. Then the Twombly will be demolished. Main construction will take the longest.

Perri Wentworth, the honoring of the historic buildings is great.

Kara Babcock, would be through with Eagleston if can start this summer.

Jack Kay, is there an escape plan for occupancy?

Kara Babcock, yes, working with police and fire and town to come up with a plan. Have to submit an escape plan.

Jack Kay, some communities don't have enough water pressure, has this been tested?

Kara Babcock, yes, have had a flow test done. Fortunate with the one floor.

Chair Cheryl Powell opens up public comment. None.

**Demolition: Chair Cheryl Powell entertains motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the district, for the demolition, seconded by Jack Kay,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Laura Cronin - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Demolition: Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness for Demolition, moved by Tom Doherty to issue for application at 401 Main Street, as described in the submitted materials, seconded by Cornelius Cawley,**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Tom Doherty - aye**

**Laura Cronin - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**COA: Chair Cheryl Powell entertains a motion for the Findings for new building, moved by Jack Kay to find this application for 401 Main Street to be compatible with the preservation and protection of the district, and as described in the submitted materials, seconded by Tom Doherty,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Laura Cronin - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**COA; Chair Cheryl Powell moves to issue a Certificate of Appropriateness for the application for new building at 401 Main Street, Hyannis Public Library, as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Peri Wentworth - aye**  
**Jack Kay - aye**  
**Tom Doherty - aye**  
**Laura Cronin - aye**  
**Conrad Watson - aye**  
**Cornelius Cawley - aye**  
**Cheryl Powell - aye**

Chair Cheryl Powell – Open Meeting Law (OML) review. Try to refrain from sending emails to all Commissioners. The correct way to use the term point of order. Use had come up in a past meeting, it is procedural for meeting issues/procedural point. Not to be misused. When members believe that the rules of the meeting are not being done. Roberts Rules definition.

**Frank Wiacek, Jr. d/b/a Milano's on Main – 408 Main Street, Hyannis – Map 327 Parcel 262**  
Sign and Awning

Item moved out of order as no one to represent was present.

**408 Main Street, Hyannis – sign application and awning – Map 327 Parcel 262**

Andreea Rotarv in attendance. Going to change Naked Oyster sign to this proposed sign. Composite. Black and white sign. Awning proposed, black, like the Puritan Company. Will be placed underneath their sign. Will state fresh pasta and raw bar.

Laura Cronin. Would like to replicate the existing carved sign that is there now. That would be better. Likes the black awning.

Meeting stopped - Videographer. 5 minute recess. Technical difficulties.  
Back.

Jack Kay confirms where awning will go.

Peri Wentworth asks about existing signage.

Andreea Rotarv shows that the trim behind the sign will be black. Remove the blue that is there now.

Jack Kay, confirms material for the awning? What will it be?

Andreea Rotarv, it will match and be the same as the Puritan awning next door.

Cornelius Cawley, will the lighting stay the same?

Andreea Rotarv, yes.

Chair Cheryl Powell reads into record correspondence from Antonia Stephens dated, May 21, 2025, for this application. In support of the signage and awning.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay, for carved sign, awning to match puritan, same material, black to match, and to find this application at 408 Main Street to be compatible with the preservation and protection of the district, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Cornelius Cawley - aye**  
**Conrad Watson - aye**  
**Laura Cronin - aye**

Tom Doherty - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, with the same conditions as the Findings, moved by Tom Doherty to issue for the application at 408 Main Street with stipulations as listed in the Findings, black and white, sign, to be carved and as described in the submitted materials, seconded by Peri Wentworth,

**Roll Call Vote:**

Peri Wentworth - aye  
Jack Kay - aye  
Tom Doherty - aye  
Laura Cronin - aye  
Conrad Watson - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye

**Discussion**

Design Guidelines

Chair Cheryl Powell, pg. 46 –

Cornelius Cawley appreciates all the time and people involved. Thinks structurally needs to be looked at so they will be clearer. Put together a packet and moving to section c – content neutrality. Hands out drafts, see Exhibit A.

Title – wasn't listed as Public Art. Purpose and Intent. These are his recommendations. Differences between public and private property.

Corey Pacheco, legal will review after the Commission's edits.

Laura Cronin suggests – ban any public art in the district, so that we don't have to be confronted with that and no issues.

**Matters not Reasonably Anticipated by the Chair**

Laura Cronin asks about final project reviews.

Chair Cheryl Powell, asks to add an Agenda item so that Commissioners can review applications that are/were not finalized by the Commission and approved and staff had to do the final work.

Approval of Draft Minutes May 21, 2025

**Chair Cheryl Powell entertains a motion to approve, moved by Cornelis Cawley, seconded by Laura Cronin,**

**Roll Call Vote:**

Cornelius Cawley - aye  
Conrad Watson - aye  
Laura Cronin - aye  
Tom Doherty - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cheryl Powell - aye

Next HHDC meetings scheduled for June 18<sup>th</sup> and July 2, 2025

**Adjournment**

Chair Cheryl Powell entertains a motion to adjourn, moved by Jack Kay, second by Peri Wentworth,

**Roll Call Vote:**

Peri Wentworth - aye

Jack Kay - aye

Tom Doherty - aye

Laura Cronin - aye

Conrad Watson - aye

Cornelius Cawley - aye

Cheryl Powell - aye

The meeting ended at 8:41 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>**