



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

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

Members Present: Cheryl Powell, Laura Cronin, Kevin Matthews, Tom Doherty and David Wrenn

Members Absent: Conrad Watson , Cornelius Cawley

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, April 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

Call to Order

Attendance Roll Call

Kevin Matthews
Tom Doherty
Laura Cronin
David Wrenn
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

David Wrenn – new member, introduces himself.

Updates

- Trainings
- Awards
- Correspondence – will read with relevant applications

Reminder of Commission's Purpose and Proper Procedure

Continued Business

Barnstable Housing Authority – 500 Old Colony Road, Hyannis – Map 326 Parcel 027
New Siding – *continued from March 4, and March 18, 2026*

Lorri Finton, Executive Director of Barnstable Housing Authority (BHA) in attendance.

Chair Cheryl Powell reads correspondence into record from Commissioner Conrad Watson – dated March 20 and March 24th. She reads both email letters into record.

Lorri Finton explains the amendment for the application. Materials. BHA does own the building. It is used for federally subsidized seniors. Currently has cedar shingle siding. Every 6 to 8 years the building gets stripped and re stained, last done 6 years ago. Last meeting had gotten several quotes; for vinyl, and Hardie Board and Hardie is non combustibile and maintenance is long term, medium cost. The highest cost would be to replace plank cedar siding. They are required to use Davis Bacon for wage rates, because federal building. Addressing Conrad Watson's letters – if go with white cedar that would change the look of what we have currently. Supposed to keep the same look. Vinyl is within the budget, Hardie exceeds, not a whole lot, but would need additional money, maybe from CPC. Cedar was over a quarter of a million dollars without labor. Hardie came in at \$355,385.70.

Laura Cronin, nothing says that you have to keep the same look – don't have to keep the horizontal planking. Could put cedar and would not have to paint. Hardie board is not in the guidelines, historic specs. Trying to keep within the guidelines.

Kevin Matthews, reviews the figures for all three options. Where do you get your BHA numbers from?

Lorri Finton, from Shepley.

Chair Cheryl Powell, reads Conrad's estimates into record – pricing for cedar shingles, white cedar shingles.

Kevin Matthews, nothing that states that Hardie is prohibited in HHDC Guidelines.

Tom Doherty labor is more for shingles than the planks.

Chair Cheryl Powell opens up public comment.

Eric Schwaab in attendance. Commissioner at BHA. States that this Commission does not have the right to tell BHA what style/material to use, questionable and current guidelines. People are switching to composite because fire retardant and cheaper. The building will not be able to take the direct sun and will need to be replaced. Anything over 200,000 is on the HHDC. Will ask for a letter from the Commission for CPC to cover the balance of the cost. Could do the Hardie and get the funds together, possibly.

Kevin Matthews – we are taking into consideration all the materials and options.

Eric Schwaab – this is a conflict of interest for a Commissioner to get quotes for this. CPC is there for a reason if we need town to make an investment. Proposing a partnership with the Town and write a letter to CPC with their opinion and that the town should kick in the balance. Suggests follow the recommendation for the Hardie.

Kevin Matthews, confirms that would like to change to Hardie from the original application of the vinyl.

Chair Cheryl Powell, we do have current guidelines, only 1 page left. Not within HHDC's purview to have the Town pay a certain amount. This would be a legal question as to the stand for doing a letter to CPC and asking for funds.

Corey Pacheco doesn't think it is appropriate for this board to send to CPC for building materials. This Commission should be able to find a suitable material. Any CPC would not be appropriate to make that recommendation. Will check in with legal. Doesn't think Board's can do this. Should listen to what BHA is looking for and make a solution.

Chair Cheryl Powell, Commissioner Watson is not here tonight, he was sending this correspondence in as a community member.

Corey Pacheco confirms that the BHA applicant/Lorri wanted to amend for the use of Hardie board.

Kevin Matthews, BHA/Lorri has done a great job. And in keeping us in the loop. No issues.

Tom Doherty, doesn't like to be strong armed to being told what to do.

Kevin Matthews, suggests go with the Hardie board. The non combustibile component of that. Agrees with where the building is located, will need a lot of maintenance. Not vinyl, but no restrictions in our regulations about the Hardie.

Chair Cheryl Powell would have like to see Conrad's estimates, where coming from. Response from legal?

Kevin Matthews, how much to install the Hardie as opposed to the Cedar?

Lorri Finton, it's a lot of labor and individual work to do the Cedar. Hardie Board you get a longer plank.

Tom Doherty, this is a massive building. The look of this building is very important. The cost to put cedar.
Chair Cheryl Powell, get clarification for the estimates given by Conrad.

Laura Cronin, money shouldn't be a factor in our decision. This is not our issue. We deal with what is approved.

Kevin Matthews, confirms that Hardie is not restricted from the HHDC Guidelines.

Chair Cheryl Powell suggests to get clarification for the sources.

Corey Pacheco thinks asking Conrad Watson is outside of HHDC's purview, asking for money sourcing per the materials. Possibly a certificate of hardship. The amended material change is what is here for vote. Asking for Hardie not cedar.

Corey Pacheco, can withdraw and submit a certificate of hardship, but applicant not asking for that right now.

Kevin Matthews, gives a history of what the applicant has done/asked for. Confirming that we are voting on whether to approve for Hardie or not.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application compatible with the preservation and protection of the district, with the choice of Hardie Board, seconded by Tom Doherty,

Roll Call Vote:

Kevin Matthews - aye

Tom Doherty - aye

Laura Cronin - nay

Cheryl Powell - aye

The motion did not carry – it was not approved

New Business

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

New Sign

No one in attendance at this time – will move to later in meeting.

Zavia Empey d/b/a Zavia Walker – 606 Main Street, Hyannis – Map 308 Parcel 066

New Sign

Zavia Empey in attendance. Local artist. Business sign proposed. It will be her name. Black and white plain sign. Would like to do lighting at some time in the future. Made of PVC material. Vinyl printed wrap. Wall mounted.

Tom Doherty, vinyl wrapped sign, not allowed to do.

Kevin Matthews, PVC or wood.

Zavia Empey, the wording is digitally printed and then wrapped onto the PVC material.

Chair Cheryl Powell, confirms how sign made.

Discussion regarding materials and placement

Kevin Matthews, possibly shrink to fit within the molding area, then would be inside. Or hang as a double sided.

Zavia Empey, this is the sign that she used previously in Mashpee. Same sign.

Discussion regarding the fitting of the sign.

David Wrenn, looks out of place. Three dimensional?

Kevin Matthews, doesn't think it works as displayed in the application. Best to hang it and/or change the size so it will fit within the molding. Will probably need a new sign.

Laura Cronin, maybe for now put on the inside of the window for display. Would need to be double sided, new sign and hang it.

Chair Cheryl Powell thinks needs a new hanging sign. Doesn't fit the way presented.

David Wrenn, three dimensional sign – requirement.

Chair Cheryl Powell, prefers 3 dimensional - that would be preferred.

Zavia Empey, will have to go and see and check on what she can do.

Corey Pacheco, a PVC is permissible. Up to applicant to do the 3 dimensional.

Chair Cheryl Powell moves to continue the application, to May 6th, 2026, meeting, seconded by Laura Cronin,

Roll Call Vote:

David Wrenn - aye

Kevin Matthews - aye

Tom Doherty - aye

Laura Cronin - aye

Cheryl Powell - aye

Discussion

Elizabeth Wurfbain – Executive Director, Hyannis Main Street Business Improvement District (BID) programs

Elizabeth Wurfbain in attendance.

Laura Cronin, HHDC would like to partner with the BID to help work with the businesses on Main Street. Regarding items not in compliance with what was approved by HHDC.

Chair Cheryl Powell, we do not have enforcement powers Bldg. Dept has enforcement. Is it possible if there are violations would the BID help with having businesses adhere to.

Elizabeth Wurfbain, we don't enforce. Don't have power to do this. We work with the businesses. If she sees something she will suggest and refer to the owners to go to HHDC. Get people to also follow up with signage. Façade grants, we had a lot of leverage and worked with people. There is a relationship that BID has with business owners. Will advise owners, but Bldg. Dept. has the enforcement to make people do.

Kevin Matthews, if Commission gave info to the BID, and let them know they saw something would BID be comfortable doing this, and suggest for them to do for their own good?

Chair Cheryl Powell, could the BID give out info that people need to comply with HHDC?

Elizabeth Wurfbain, can let them know.

Town Council Liaison Charlie Bloom – ZBA forwarded to us at Town Council a request on signs. We will have a subcommittee and hopefully that will come with some enforcement. There will be a series of meetings. – 6 months probably. It's involved.

David Wrenn, what is the BID? Give grants?

Elizabeth Wurfbain, we can and do and there have been a lot of improvements. Sometimes people don't have the money.

David Wrenn, tremendous improvement on Main Street.

Elizabeth Wurfbain, will help where she can. They have newsletters, all should sign up and then they will find out what BID is doing. Trying to be historic and coastal.

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

New Sign

No one in attendance.

Chair Cheryl Powell entertains a motion to continue to April 15th, seconded by Kevin Matthews,

Roll Call Vote:

David Wrenn – aye

Kevin Matthews - aye

Tom Doherty - aye

Laura Cronin - aye

Cheryl Powell – aye

The Applicant has just attended.

Chair Cheryl Powell makes motion to reopen this matter, seconded by Kevin Matthews,

Roll Call Vote:

Laura Cronin - aye

Tom Doherty - aye

Kevin Matthews - aye

David Wrenn - aye

Cheryl Powell - aye

Isaac Campos in attendance. Re doing the sign. Box letters for signage, white. Isabella's. He is doing the sign for them. There is a temporary sign there now which we will remove when we get the actual sign done.

Kevin Matthews, confirms PVC letters, white and not touching lights.

Isaac Campos, yes.

Laura Cronin, confirms PVC material. Box letters. Lighting?

Isaac Campos, yes, existing goosenecks, will use this lighting.

David Wrenn, one piece?

Isaac Campos – yes, except the end, apostrophe and s meets.

Laura Cronin, sign on the top of the existing ladder structure?

Isaac Campos, we are trying to get rid of it. If the owners do will come back.

Chair Cheryl Powell opens public comment. None. 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, at 640 Main Street, seconded by Tom Doherty,

Roll Call Vote:

David Wrenn - aye

Kevin Mathews - 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 640 Main Street as described in the submitted materials, seconded by Laura Cronin,

Roll Call Vote:

Laura Cronin - aye
Tom Doherty - aye
Kevin Matthews - aye
David Wrenn - aye
Cheryl Powell - aye

Update: Future discussion with Planning Board regarding Public Art and the Downtown Hyannis Unified Design Regulations and Guidelines

Corey Pacheco gives update for Planning Board and HHDC Guidelines. Tentatively for April 13th Chair Cheryl Powell and Corey Pacheco will have a quick discussion with Planning Board regarding public art design guidelines.

Matters not Reasonably Anticipated by the Chair

Approval of March 18, 2026, Draft Minutes

Motion made by Laura Cronin to approve the draft minutes, seconded by Kevin Matthews,

Roll Call Vote:

Kevin Matthews - aye
Tom Doherty - aye
Laura Cronin - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for April 15th and May 6, 2026

Adjournment

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

Roll Call Vote:

All 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