

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

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

**Members Present:** Cheryl Powell, Jack Kay, Matt Clark, Tom Doherty, Laura Cronin, Cornelius Cawley, Kevin Matthews, and Peri Wentworth

**Members Absent:** Jeniffer Hinckley Needham and Conrad Watson

**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 hearing 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, February 19, 2025.**

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**  
**Kevin Matthews**  
**Cornelius Cawley**  
**Matt Clark**  
**Laura Cronin**  
**Jack Kay**  
**Tom Doherty**  
**Cheryl Powell**

6 full members and 2 alternates

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

**Town Council Liaison Charles Bloom in attendance**  
**Town Councilor Betty Ludtke in attendance**  
**Town Councilor Kris Clark in attendance**

**Updates**

- Trainings – conflict of interest reminder to Commissioners
- Awards
- Correspondence

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

Approval of February 5, 2025 Draft Minutes - **taken out of order.**

**Chair Cheryl Powell entertains a motion to approve the minutes, moved by Kevin Matthews, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**New Business**

Attorney John Kenney and Attorney Patrick Nickerson in attendance. Representing Marcello Mallegni, owner in attendance.

**Bornbam Associates, LLC – 337 Main Street, Hyannis – Map 327 Parcel 111**

Demolition

Attorney Patrick Nickerson, states the building has been condemned and is a safety concern. Cannot repair or retro fit as it is. 1935. 8,052 sq. ft., describes the property. Application has Google street views. Presentation shown of the current building as is. GIS map. Macris information. vacant lot. Condition of building from Hyannis Fire Dept. in 2015. Moderate potential for collapse and fire, structural concerns, roof and floor rot. Holes in floors. Engineer indicated it was a do not enter and hazard. Boarded up and secured. Views from Main street and views from different angles shown in the presentation. Has been used as a dumping ground, owner has had to clean up. Views from town parking lot and views from Ocean Street.

Attorney John Kenny, 2007 approved for demolition. Problems with homeless entering this building. This is not save able. Working on this since 2019.

**Bornbam Associates, LLC – 337 & 345 Main Street, Hyannis – Map 327 Parcels 111 & 112**

New Building

Attorney Patrick Nickerson. Plans to redevelop for almost 20 years. Has had difficulties and not able to proceed. New building presentation shown. Proposed mixed use building, 4 stories in height. First floor commercial space, restaurant, 22 dwelling units. 9 units 2<sup>nd</sup> floor, 9 on 2<sup>nd</sup> and 4 on the first floor. 25 parking in rear of building. Site plan shown. Setbacks, improved sidewalks for Main and Ocean Streets. Elevations shown. Cupola, hip roof facing Main Street. Designing this way will reduce the massing and minimize the size. East elevation, gable roofs, windows, brick on the first floor. Entry ways "One Ocean". South elevation facing town parking lot. Gables facing town parking lot, brick and hardy siding and entry ways. The color will actually be route 66, more of a brown, looks grey on the screen, but will look more brown.

Attorney John Kenney, can go grey if Commission likes better. Samples passed around to the Commissioner's. Rte 66 brick rendering shown and passed around.

Attorney Patrick Nickerson, plans shown are from 2022. Will provide updated site plan conditions, materials. Will have to adjust about mixture of materials. Bump outs. 3 ft., additional cost. Views from town lot, there is some extra fenestration, some edits to be made, renderings are the proposal tonight.

Attorney John Kenney, it was recommended to eliminate some of the doors from here. Some of these need to be taken off of the site plan. Shows the rear, explained to Commissioners

Corey Pacheco, garage - is it at ground level?

Tom Doherty, what is the total height and height of the surrounding buildings?

Attorney Nickerson, at 37.6 and 83.5. Can try and get the information of the surrounding buildings.

Peri Wentworth, surrounding building heights?

Attorney Nickerson, small basement, no space underneath the garage.

Attorney Kenney, it is zoned for this, for 4 floors, the height. Four stories are allowed as of right.  
Tom Doherty, guidelines – we wanted a mixture of different heights. This is a massive bldg. in a small lot.  
Attorney Nickerson, the intent would be to do more.  
Kevin Matthews, the lot, does owner own that lot, will something to be there?  
Attorney Kenney, the new building covers all of that.  
Peri Wentworth, distance between building and next door?  
Attorney Nickerson, about 4 ft.

Kevin Matthews, quotes HHDC Guideline regulations, *"In order to maintain neighborhood historic character, an abutting structure's building height shall be considered when proposing new construction. The proposed elevation's building height directly abutting an existing structure on an abutting property shall not be greater than 15 feet. The moderate height increase shall be maintained for no less than 30 linear feet before an additional increase in height is considered."* This is in the up to date Guidelines

Chair Cheryl Powell – same condition as when agreed to be torn down previously?

Attorney Kenney, it's in worse condition, no renovations done.

Chair Cheryl Powell – lights, didn't see any lights, outdoor, entry ways and along Main Street and Ocean Street.  
Attorney Nickerson, doesn't know, don't have a lighting plan, don't know what's under the cupola. We will have some lighting proposed.  
Chair Cheryl Powell – shrubbery, landscaping? Plan?

Attorney Nickerson, subject to town approval on site plan shown, not much room between setbacks. 2.2 and 8.6 ft. not a lot of space. West elevation and would be improving sidewalks. Can explore opportunities with landscaping.

Attorney Kenney, most of this is town – sidewalk along front and to entrance to town parking lot. Need engineering's approval. We have made that request.

Chair Cheryl Powell, trash removal, will there be dumpsters? Outdoor?

Attorney Nickerson, there is a trash area shown on site plan.

Marcello Mallegni, there is one outside and one inside the building.

Chair Cheryl Powell, wouldn't want out by road where can be seen. Cupola lit? Garage doors, parking spaces, colors.

Attorney Nickerson, first floor underneath but not underground. Wall that divides. Passes out the hardy plank material.

Kevin Matthews confirms, Azek is all white trim?

Chair Cheryl Powell, one is textured, one has a greyish tint. Do you have updated elevations? Height, what is the surrounding buildings, fenestration and trim, any samples of more intricate?

Attorney Nickerson, elevations, not yet. Windows are black.

Peri Wentworth, garage doors black. Would like to see next to and which brick to be used.

Attorney Nickerson, industrial brown color, garage doors.

Chair Cheryl Powell, hip roof, like the idea of 3 stories and then going in a bit, goes with character.

Corey Pacheco, needs a site plan and access through the town parking lot, not worked out yet.

Attorney Kenney, we are working with the town, going to close existing entrance and move down a bit. There will also be a sidewalk, concrete and asking for an easement to enter into the garage, our client will be re paving. There will be some town improvements as well.

Chair Cheryl Powell, any direct violation, materials?

Corey Pacheco replies, yes all within HHDC.

Tom Doherty, height concerns. This will be massive. Length? Important corner. Would like to see something more graduated. This is a small lot. This will be gigantic.

Attorney Nickerson, other than size anything else to improve on?

Tom Doherty, the height. Needs to be developed, but in a nicer way.

Attorney Kenney, other stores are high as well.

Laura Cronin, would help to have the other heights of buildings in the surrounding area.

Marcello Mallegni, other buildings on the same side are the same height.

Tom Doherty, we have guidelines.

Attorney Nickerson, trying to work with guidelines in such a way because you need the fourth floor. Haven't discussed the top tier materials yet.

Discussion regarding graduating of heights and surrounding buildings

Jack Kay, first floor is elevation 60, sea level to the floor, first should be 0 and top of highest to be the top of the building. This is based on sea level, so it's confusing – maybe document just show actual dimensions. Simplify the magnitude of the building.

Chair Cheryl Powell confirms need the updated elevations.

Peri Wentworth, color clarification, deck area clarification – black, windows black. The shift from entrance areas is appealing. A lot of this does help to break things up.

Matt Clark, just subtract 37 from 84.

Laura Cronin, would like to see the graduation from one building to another. Set backs. Sidewalk- how wide?

Attorney Nickerson shows on presentation - Town land.

Tom Doherty, this is a historic building, any way to save the façade of the building and to keep something original possibly?

Attorney Nickerson, its 8 inch sq. brick,  
Marcello Mallegni, the foundation won't support anything.

Chair Cheryl Powell, mural inside possibly?  
Marcello Mallegni, all the walls have caved in.  
Attorney Nickerson, would not dare go in.

Laura Cronin, not salvageable, Hyannis has properties that are demolished per neglect, this has happened a lot.

Kevin Matthews, commercial space, will it be just restaurant?

Attorney Nickerson, yes.

Kevin Matthews, parking. Likes the red brick better. Lighting, like to see at entrance and at the garage. Signs? Would have to be lit, gooseneck, Anderson windows – 2 x 2's. Sad that building has to come down. Maybe have some small thing salvageable/

octagonal window?. Likes bump outs. Sidewalk is wide, a lot of room there. There is a variety of heights on buildings going up and down the street. Garage entrance as well?

Attorney Nickerson, yes. West elevation facing Jack's drum shop. 3 or 4 ft walkway. Upper floors will be hardy siding. Open porch.

### **Chair Cheryl Powell opens up public comment**

Cindy Martin in attendance. Would like to see the housing go up and to consider that we have a housing crisis.

Mike Dowd in attendance. Not sure what manner of historic this Commission is looking to keep. Doesn't think this will look like Hyannis when it is done. I don't think this will look historic. Challenging here.

Florence Doud in attendance. Disappointed at what is going on with the new things in Hyannis, Thinks need to pay attention to what is being proposed here. Should be red brick. Is there a way to save the existing brick and having white windows instead of black? This is not beautiful.

Town Councilor Betty Ludtke. This is massive collision with form based guidelines. Without guardrails on this zoning anything can happen. Important to keep with your guidelines. It is four stories by right. Need to see in the context with the other buildings. Doesn't belong on Main Street. This is a visceral connection. HHDC is the only line of defense. Should be red brick, and white windows.

Attorney Kenney, GLZ has pushed all of this to Hyannis, the infrastructure is here. Asking people to develop in Downtown Hyannis.

Kevin Matthews, the zoning is what the town passed. 4 stories is allowed, but forced to deal with.

Corey Pacheco, confirms what HHDC guidelines are, you can determine that it is out of scale.

Mary Ann Agresti, Architect and business owner from Main Street Hyannis. Designed many things in the town. All about urban fabric when you design a street you design a fabric. Designers need to know the height of the surrounding buildings.

Rick Bishop. Corner of Ocean and Main is a true corner for Downtown. The impact of this project is dramatic. This is part of the fabric. This is an important part.

Elizabeth Wurfain, Business Improvement District (BID), Director. They have tried very hard to work with the Hibbel Building, people wanting art gallery and shop here. The building has very bad mildew, it's dangerous, unrealistic to have redeveloped as it is. Sad and unfortunate that this cannot be saved. We put in the mini golf course and the flower place in the summer. Always thought why not being developed. Supposed to be done in 2007, or 2008. Form based code was to encourage buildings like the old Cascade Hotel and this building, constantly saying why can't we fix it. Should work together to get something good here. Maybe guide so can have something nice. We don't want this to stay the way it is.

Tom Doherty agrees with a lot of public comment. This is an important corner. This does not represent anything historic. Generic building being proposed. Thinks to large, has to be scaled down. Have to take into account the other building heights in the area.

Kevin Matthews, understand both sides of this. Zoned for 4 stories, but maybe not feasible to scale down. This is a terrible building, needs to come down. HHDC purview, regulations, abutting structures and building. Heights shall be no greater than 15 ft. He couldn't approve this project.

Matt Clark, Town Councilors said why are we line of defense, how do buildings just turn into dust? TD Bank corner building, this is nothing in comparison that was done up the street.

Tom Doherty, TD Bank building is why we have these guidelines.

Matt Clark, TD Bank project will tower over this project.

Laura Cronin, need to try to maintain, as it is now could not vote in favor for this project.

Jack Kay, we did new guidelines to turn Coney Island away from Main Street. There's a lot of effort to do something about housing, it's terrible. Projects coming in to improve. Grants to restore storefronts back to original. Some things going on that are in keeping with the historic details, nature, the brick. The bricks may well be West Barnstable brick. Nice to have in this building, way to customize. This is an important corner.

Peri Wentworth, witnessed the fire in the theatre years ago. A lot going on in the last 50 years in Downtown Hyannis. Possible for businesses to come. Things are in this presentation that we are asking for. Need housing desperately. This is what will bring residential and business, and would be in favor if fall within the guidelines. Keep octagonal window, possibly use this.

Chair Cheryl Powell sees both sides. The demolition is a no brainer, probably going to fall down and unsafe. Would like to have something historic with the project. Housing vs. the historic character, our purview is the historic character. Guidelines. Lighting needs to be addressed. We do not have power of enforcement. Signage. Suggests salvage bricks or a feature.

Attorney Nickerson, would be coming back for signage. Will consider comments and request a continuance.

**Motion made by Chair Cheryl Powell to continue both matters to March 19, 2025, seconded by Kevin Matthews, Roll Call Vote:**

**Cornelius Cawley - aye**  
**Laura Cronin - aye**  
**Kevin Matthews - aye**  
**Matt Clark - aye**  
**Tom Doherty - aye**  
**Jack Kay - aye**  
**Cheryl Powell - aye**

**Minor Modifications**

**Couto Management Group, LLC, d/b/a Dunkin Donuts brand – 442 Main St., Hyannis – Map 309 Parcel 223 Building**

Attorney Patrick Nickerson and Attorney John Kenney representing Couto Management.

Minor changes to prior approval. Presentation given. Add platform and ramp to west elevation. Concrete with galvanized black steel posts to improve access. Minor change. Within their property line. East elevation alley in between, adding rooftop hvac equipment will be enclosed with decking. Views shown from Main Street and from parking lot. Nothing will be visible.

Modify second floor windows, facing back of building, parking lot. Original was 6 over 6. The interior of apartment layouts conflict with studs, proposing 8, 6 over 6 on the north elevation. Ore residential in character. Spacing to accommodate stud layouts in the interior walls. North elevation, second floor plan shown.

Jack Kay, north elevation, finished brick work on this? Will have to change that to change the windows?

Attorney Nickerson, yes, he believes so. Had to adjust floor layout, that's why.

**Chair Cheryl Powell opens up public comment.**

Mary Ann Agresti. The height on the windows, moved, but why are they shorter? Thinks this is a different window.

Attorney Nickerson, we are requesting different, but they are shorter, that's why offering more of them. The height of the new proposed sign location, goose neck lighting so as not to be in the second floor windows.

Jack Kay, put in double hung, elevation adjustment.

Mary Ann Agresti, looks better if all the same height. May have problems with sills inside.

Anastaci Pacella, maybe easier to move the sign.

Attorney Nickerson, was an interior modification, studs were put where windows were originally supposed to be due to slightly different layout.

Chris George in attendance, property manager of the neighbors to the east. No objection to the HVAC and screening is good.

Attorney Nickerson, lists the proposed modifications are: platform and ramp, hvac east elevation and decking, railings and screening, windows.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application for a minor modification to be compatible with the preservation and protection of the district per the items to be changed/altered, seconded by Jack Kay,**

**Roll Call Vote;**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness for a Minor Modification, moved by Tom Doherty to issue for application at 442 Main Street, Hyannis as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote;**

**Conelius Cawley - aye**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Couto Management Group, LLC, d/b/a Dunkin Donuts brand – 442 Main St., Hyannis – Map 309 Parcel 223**

**Signage**

Attorney Patrick Nickerson and Attorney John Kenney, representing the owner, Couto Management. Refers to application for signage. COA 2021, 8 findings listed. Blade sign no. 4, need 4.0 sq/ ft for the way Town of Barnstable measures signs. Asking for increase in size from 3.42 to 4.0 sq. ft. no other changes to the sign. It is a circular sign.

Change of signage on east elevation. Original two DD signs. Now would like to have one 3.97 sq. ft. Dunkin' sign. 11 inches high. PVC plastic, gold leaf lettering with charcoal background.

Requesting to lower the DD sign, no. 6 from 17. 58 to 17.55 placement/height. Would like to reduce number of directional signs. Five were approved originally.

New item seeking clearance bar to be added to the site plan. On top the text "Drive Thru" does constitute a sign, both the bar and the sign. Maybe be gold to match the other signage. Purpose of bar to tell people maximum height and to protect drive thru and canopy.

Confirm menu board and canopy to be new sign no. 10. Would like to confirm that this be approved , canopy to be charcoal. Did provide a the meeting link along with info for when originally approved. Picture shows of the canopy exhibit that was approved.

Town of Barnstable did request letter regarding features of menu board. It is static. Digital board.no live interaction. Digital boards are backlit.

Attorney Nickerson, will remain with the goose neck lights.

Chair Cheryl Powell, other signs are back lit.

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

**Chair Cheryl Powell entertains a motion for the Findings, as presented, moved by Tom Doherty to find this minor modification application to be compatible with the preservation and protection of the district at 442 Main Street, Hyannis, seconded by Jack Kay,**

**Roll Call Vote;**

**Cornelius Cawley – aye**

**Laura Cronin – aye**

**Matt Clark – aye**

**Tom Doherty – aye**

**Jack Kay – aye**

**Peri Wentworth – aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness for minor modification, as submitted, moved by Tom Doherty to issue for the property at 442 Main Street, Hyannis as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote;**

**Peri Wentworth - aye**

**Jack Kay – aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

### **General Business**

Discussion and vote on a temporary moratorium on public art in the Hyannis Main Street Waterfront Historic District

Corey Pacheco explains what a moratorium is. Until proper guidance is established.

Assistant Town Attorney Allison Cogliano in attendance. Need guidelines – decisions now are more arbitrary. To help with review. Town Attorney's Office advise to issue moratorium and decide with the time needed to do properly. Presentation next month. Some research to further educate how the first amendment and art plays a role in your role as historic. Motion would be to enter into a moratorium for this.

Chair Cheryl Powell is working on proposal for review for legal dept.

Jack Kay appreciates the information sent to all, reading this information, helped. Are we coming up with guidelines?

Chair Cheryl Powell, subcommittee is putting in the guidelines and working with legal. Tonight is a moratorium.

Tom Doherty, we will work as a Commission with attorneys present?

Kevin Matthews, we want to work together and do the right thing. It's two different things. Good to finalize, fix and move on.

Cornelius Cawley, and seeing how other towns deal with this will help.

Assistant Town Attorney Allison Cogliano, this is not an easy topic. Trying to get more information and avoid impingement.

Chair Cheryl Powell - motion to issue a 3 month moratorium – *Three Month Moratorium, with the possibility to extend for an additional three months upon reassessment, on the review of Certificates of Appropriateness for Public Art Projects within the Hyannis Main Street Waterfront Historic District, in order for the Hyannis Main Street Waterfront Historic District Commission to*



*establish objective, constitutional guidelines to review all future certificates of appropriateness for art projects within the Hyannis Main Street Waterfront Historic District.*

Tom Doherty, everyone has a subjective view of art.

**Chair Cheryl Powell opens up public comment.**

Chris George in attendance. Against a moratorium on public art, even to oppose. What exactly is currently offensive or not appropriate enough that we need to do a moratorium or kill it? As a business owner, has tried to get public art on building. Want that to happen, doesn't want to have a moratorium. Wants to see expression of community for identity. Protected under free speech. Worried about movement at large towards expression. Who if not the people of Hyannis doing the art. The art in this room is conducive to the point of art.

Anastaci Pacella in attendance. Would like to consider not going forward with this moratorium. The updated design guidelines were approved with the exception of page 46. Would be determined until the guideline gets approved. How necessary is it to have this moratorium? Does want to see pg. 46 finalized, thinks can continue to do on a case by case basis.

Mary Ann Agresti in attendance. Artist with many art projects that are in Hyannis/community. Concerned that art would be reviewed on a case by case basis and this would be unjust to change that. Definition of historic art was that the word maritime was to be used. Seven kiosks are all along Main Street and they have historic information on these kiosks. Historic facts. Why choosing art to put moratorium on? this scares her and wreaks of censorship.

Town Councilor Betty Ludtke in attendance. Finds this frightening. Thinks shouldn't do a moratorium. Work on your guidelines. The art is fascinating, echoes Mary Ann Agresti's comments. Need clear definition of public art. Haven't seen anything that offensive. Thinks this moratorium is dangerous situation. Not right for the town.

Cindy Martin in attendance, member of the Cordial Eye. Concerned about a moratorium, doesn't imagine Commission has a lot of art requested and take on as a case by case basis.

Owen Fletcher in attendance. Echoes previous comments and to do on a case by case basis. Sounds like wrestling with this. But if not a lot of people applying think can continue to do this. Bureaucracy can take a long time. This may be sending or making an impression.

Chair Cheryl Powell didn't want a moratorium and opposing art. This is about doing it fair and doing things the right way. We need to educate ourselves and doing the best for the town. Supports expression and identity.

Kevin Matthews, this motion is meant to say we hear you and we are looking at a case by case basis, doesn't work. We need a guideline. Listening and trying to find a way. How do you know we won't have other art projects? Three months to work with Town attorneys and other communities on how the best way to word this. We know that we need to be on the right page and doing the right thing.

Chair Cheryl Powell, want to abide by the law and do correctly with adherence to all the needs. We are taking this very seriously.

Cornelius Cawley, we are a permit granting body, so we need guidelines. Content neutrality. The moratorium is important to determine in the legality that we need

Jack Kay, HHDC is designed to protect the buildings – art, should go to an art commission. If we say don't want a building painted it has nothing to do with your art, we are charged with preserving. Any building made out of brick or stone cannot be painted. We are not here to judge your art. We all have first amendment rights. We need to protect the building. Don't think the moratorium will hurt anybody here, but need clarity. Took a long time for the guidelines themselves. We are faced with something new.

Tom Doherty, need time so we can do our job. That's what this moratorium is.

Peri Wentworth, we are volunteers. Need to know where we stand if we are going to be doing something that would get in trouble with/legal difficulty. Need to know the boundary, feels awkward about a moratorium. Will get done. Don't think asking to much to get this right.

Chair Cheryl Powell, so that we can better serve the community.

Assistant Town Attorney Allison Cogliano, case law art public vs private are different. Need to be content neutral. Commission cannot make fair decision based on their obligations.

Chair Cheryl Powell closes public comment.

**Chair Cheryl Powell makes a motion to issue a three month moratorium – with the possibility to extend for an additional three months upon reassessment, on the review of certificates of appropriateness for public art projects within the Hyannis Main Street waterfront Historic District, in order for the Hyannis Main Street Waterfront Historic District Commission to establish objective, constitutional guidelines to review all future certificates of appropriateness for art projects within the Hyannis Main street Waterfront Historic District, seconded by Jack Kay,**

**Roll Call Vote;**

**Cornelius Cawley – aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Next HHDC meetings scheduled for March 5<sup>th</sup>, and March 19<sup>th</sup>, 2025

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Laura Cronin, seconded Peri Wentworth,**

**Roll Call Vote;**

**Cornelius Cawley - aye**

**Laura Cronin - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

The meeting ended at 10:00 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>