



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

**MINUTES**  
**September 3, 2025**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Jack Kay, Cornelius Cawley, Conrad Watson, Peri Wentworth and Kevin Matthews

**Members Absent:** Tom Doherty, Laura Cronin, and Matt Clark

**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, September 3, 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**

Perri Wentworth  
Conrad Watson  
Kevin Matthews  
Jack Kay  
Cornelius Cawley  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance.

**Updates**

- Trainings – Chair Cheryl Powell - conflict of interest, keep up on doing this.
- Awards
- Correspondence

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

**New Business**

**Bethel Assembly of God Church - 259 North Street, Unit 261, Hyannis – Map 308 Parcel 073 002**  
Sign

Alvacir Macondes in attendance. Looking for approval for sign. Material is aluminum composite.

Cornelius Cawley, dimensions?

Alvacir Macondes - 24 x 39. Located in front of the building. Refers to the Staff Report picture, placed on the left side of window. Attached to the brick. There are existing holes there now, where rental sign was.

Kevin Matthews, aluminum is discouraged, but doesn't have a problem with this.

Cornelius Cawley, lighting?

Alvacir Marcondes, No.

Peri Wentworth confirms the colors.

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

Jack Kay, script fonts may be hard to read, does this look hard to read?

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Peri Wentworth to find this application for Bethel Assembly of God Church at 259 North Street, Unit 261 to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Kevin Matthews - aye**

**Conrad Watson - aye**

**Cornelius Cawley - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell makes a motion to issue a Certificate of Appropriateness, moved by Peri Wentworth to issue for application at 259 North St., Unit 261 as described in the submitted materials, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Cornelius Cawley - aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Erica Haidas d/b/a Belonging Books - 438 Main Street, Hyannis – Map 309 Parcel 219**

**Sign**

Charlie Brennan in attendance. Proposing a sign for new bookstore. 36 x 12. Existing sign there that we will go over. Logo does have some script.

Kevin Matthews, existing sign now? Sign faces sidewalk?

Charlie Brennan, there's a panel there now. Yes, sidewalk facing.

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

Kevin Matthews, sign will be on each side of the wedge?

Charlie Brennan, yes.

Cornelius Cawley, illuminated?

Charlie Brennan, no.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley for application at 438 Main Street, to be compatible with the preservation and protection of the district, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Peri Wentworth - aye  
Jack Kay - aye  
Kevin Matthews - aye  
Conrad Watson - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley to issue for the application at 438 Main Street as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Cornelius Cawley - aye  
Conrad Watson - aye  
Kevin Matthews - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cheryl Powell - aye**

**Ion Bulmaga d/b/a Lash and Brow Boutique - 28 Barnstable Road, Hyannis – Map 327 Parcel 077**  
**Sign**

Ion Bulmaga in attendance. Current business. 20 sq. ft. sign being proposed. Attached to the building. Materials, aluminum or stainless steel, hollow lights behind the sign, similar to the West End restaurant.

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

Peri Wentworth, aluminum ok?

Corey Pacheco, up to the discretion of the Commission.

**Chair Cheryl Powell closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Jack Kay to find the application at 28 Barnstable Road compatible with the preservation and protection of the district, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Cornelius Cawley – aye  
Conrad Watson - aye  
Kevin Matthews – 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 application at 28 Barnstable Road, as described in the submitted materials, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Peri Wentworth - aye  
Jack Kay - aye  
Kevin Matthews - aye  
Conrad Watson - aye**

Cornelius Cawley - aye  
Cheryl Powell - aye

**Discussion Item**

Hyannis Engine House presentation – *original presentation August 6, 2025*

Chair Cheryl Powell reads correspondence into record from Julie Darling, dated August 25, 2025, requesting to continue to Oct. 1<sup>st</sup>, 2025, meeting.

Motion made by Jack Kay, seconded by Peri Wentworth, to continue,

**Roll Call Vote:**

Cornelius Cawley - aye  
Conrad Watson - aye  
Kevin Matthews - aye  
Jack Kay - aye  
Peri Wentworth - aye  
Cheryl Powell - aye

**Open Meeting Law Guidelines**

Chair Cheryl Powell explains that Open Meeting Law (OML) Guideline is at Attorney General (AG's) Office. Technically the Clerk is supposed to do the votes. Our Clerk will be doing the roll call votes, Jack Kay. Chair will fill in if Clerk is not at meeting. Asks all to read and inform themselves from the Mass.gov AG OML link. Roll call votes will be turned over to the Clerk. It is attendance also.

**Matters not Reasonably Anticipated by the Chair**

Kevin Matthews, is a meeting set up yet with Planning Board yet for our guidelines?

Chair Cheryl Powell, legal has made a few changes. It may come back to HHDC. Corey will get the changes that have been suggested for all to review. Chair wants to see what changes are first.

Cornelius Cawley, meeting at Statehouse discussing Diggs and Moakley's representation about a feasibility study for bringing rail to the Cape.

Chair Cheryl Powell, would be great for commerce and business.

Cornelius Cawley, online can Zoom – at 1 p.m. at Statehouse in Boston. Doesn't know what branch it is. Debating pulling up tracks in Falmouth as well. Thinks worth investigating.

Jack Kay, thinks private firm - and is the only entity using this rail area.

Approval of August 20, 2025, Draft Minutes

Chair Cheryl Powell entertains a motion to approve the draft minutes, moved by Jack Kay second by Peri Wentworth,

**Roll Call Vote:**

Peri Wentworth – aye  
Conrad Watson – aye  
Jack Kay – aye  
Cheryl Powell - aye

Next HHDC meetings scheduled for September 17<sup>th</sup> and October 1, 2025

**Adjournment**

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

**Roll Call Vote:**

Cheryl Powell - aye

Cornelius Cawley - aye  
Conrad Watson - aye  
Kevin Matthews – aye  
Peri Wentworth - aye  
Jack Kay - aye

The meeting ended at 7:07 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>