



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

**MINUTES**  
**July 16, 2025**  
**6:30 p.m.**

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

**Members Absent:** Cornelius Cawley, Kevin Matthews, Conrad Watson, Jeniffer Hinckley Needham

**Staff Present:** James Kupfer, Director 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, July 16, 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  
Tom Doherty  
Matt Clark  
Laura Cronin  
Jack Kay  
Cheryl Powell

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

Town Councilor Charles Bloom in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**Continued Business**

**Theodore Zambelis – 379 South Street, Hyannis – Map 308 Parcel 218**  
Solar Panels – *continued from July 2, 2025*

Stephen Kelly from Sunrun in attendance. Explains the solar project. 28 panels. 5 panels will be removed towards the back, may be visible from Pine Street. Black on black, frame with black matte finish. Some will be visible, arrays complete, nothing jutting out. Symmetric arrays, we will hide the conduit.

Jack Kay is this historic building?

Stephen Kelly, built in 1922.

Jack Kay, are the roof's engineering ok to support the weight?

Stephen Kelly, we provide this info to the Building Dept. We will submit to them. 5 panels to be removed. Roofs are cut up.

Laura Cronin, confirms 5 panels being taken down from the original design or from new proposal?

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

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application at 379 South Street to be compatible with the preservation and protection of the district, seconded by Jack Kay,**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**Char Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 379 South Street as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Minor Modifications - Continued**

**473 Partners Restaurant d/b/a Elbow Room Sports Bar/Wicked Willy's Tiki Bar 473 Main Street, Hyannis Map 308 Parcel 084 - White wash and paint – *continued from July 2, 2025***

William Planinshek in attendance. Here for the minor modification that has been requested. Owners would like to open the second building and use the same address/footprint. Colors were previously approved.

Laura Cronin had asked for some updated materials for this. Applicant has not submitted. Working group went and did a site visit to view and let him know. This was a follow up from our last meeting.

Cheryl Powell, with regard to the original – reads owner letter into record that was received previously for permission. This doesn't go with the new building?

Jim Kupfer explains. Have existing improvements now. Request to add additional white washing and green trim for the modification. Also the ongoing activity on this same site, is there an update for?

Tom Doherty, when we gave approval this was sent to Staff.

Laura Cronin, when original project was approved, there were a few things needed. We as a Commission were saying that this was outstanding. Everything else was as presented, when approved we approved with what was submitted. Nothing on the original plan. Concerns with the white wash, maybe power wash it down. Went through several items with the applicant, which were not part of the original design. July 11<sup>th</sup> meeting review. It looks painted. She refers to her letter/summary dated July 11, 2025 – read into record.

Laura Cronin – we would never have approved a thatched roof. The original pagoda was wood supposed to go over the bar. We approved the original site plan. What can we do to get it more like what should be in a historic district. Lights, globe. Site plan to scale.

Tom Doherty, where do we go from this point?

Chair Cheryl Powell, let's see how we can get it corrected. Copy of the report summary that Laura submitted?

Laura Cronin, they are going for a certificate of occupancy next week.

Jim Kupfer, two options – work with applicant, maybe resubmit some drawings and then HHDC can review to see if meets guidelines.

Option 2 – if applicant is unwilling and doesn't meet the Certificate of Appropriateness, then Building Dept would have enforcement action that will need to be done and they will send inspector out.

William Planinshek, has scale drawings with the umbrellas and seating. The drawings are passed out.

Review/discussion of the plan.

William Planinshek – lighting, saw what was around Main street and in town, which was extensive, immediate neighbors, all have the exact same lights, which are the same as he has.

Discussion regarding lighting and the rendering that was originally submitted.

Tom Doherty, this is a small area. Lights that turn color are not approved. Original plan wasn't followed through with.

William Planinshek, there have been a lot of delays with other departments as well.

Tom Doherty, asks if fencing up yet?

William Planinshek, not yet, waiting for it to come.

Laura Cronin, can you remove the thatch roof and put up wood? This would make it more compatible.

Peri Wentworth, lighting, we are here to preserve the historic character. What would be the best. There are several non conforming items. Thatch roof is not going to be something that would have been approved.

Chair Cheryl Powell doesn't think thatch roof would have passed. Lighting. Thinks globe light style should be there. Would like a firm commitment that suggested improvements be made. White washing to be addressed.

Matt Clark, we need to keep our messaging clear.

Tom Doherty, the umbrellas.

William Planinshek, they are teal to go with the tropical color for the bar. He has purchased his umbrellas and trying to keep coordination with the motif. Trying to keep it coordinated and with the theme.

Tom Doherty, thatched roof would not be accepted. Laura Cronin, take it down.

William Planinshek, thatched roof is only seasonal, could take down after the season. Wouldn't be there that much longer, and is approved by Fire Dept and Bldg. inspector. Can come back and supply another remedy for after the season. Has done the power washing. Lighting can be acceptable.

Discussion – regarding approvals and HHDC guidelines.

William Planinshek, remove the roof and put in an asphalt roof.

Jack Kay suggests shingled roof same as on the building.

William Planinshek, would like to put a different color, probably green, maybe hunter green, maybe a stripe on the roof? This would match the artwork.

Chair Cheryl Powell, thatched roof come down and hunter green asphalt shingles, come back for lights. This will be conditional with the report.

Tom Doherty and Laura Cronin will go back to check that these things are done.

William Planinshek, change over roof immediately. And working group will come back to check the power wash and lights and the tiki roof to be replaced. Umbrellas ok if part of the color palette, confirms they are.

Conditional approval – will get a packet of all from applicant/William Planinshek. This will be emailed to staff when he is done.

**Chair Cheryl Powell entertains a motion to continue this matter to August 6, 2025, per conversation on a conditional agreement with regard to the roof, the lighting and the whitewashing- we have agreed on those conditions - and then will review the request for minor modification for the additional building, seconded, by Peri Wentworth,**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Laura Cronin - aye**

**Cheryl Powell - aye**

**The Cordial Eye and Hyannis Public Library – Community Wall Art Project at 401 Main Street, Hyannis  
Map 326 Parcel 013 - Extension for grant of a Certificate of Appropriateness**

Mary George of the Cordial Eye in attendance. She explains that they would like to continue with the wall. Presentation submitted. BHS and other schools and community groups have visited. Wall has been a deterrent to vandalism in the community. Redirected some vandals to the graffiti wall. Gives some examples of people that have used the wall and the outcomes of being able to use the art wall. Would like to keep the project for the remainder of the building still there and until renovations commence.

Peri Wentworth, timeline that coincides with the library renovations.

Mary George, would agree to a timeline.

Tom Doherty, concerns with the size. Likes children to paint but aerosol is dangerous, don't like that. Thinks this is too big for that building

Jack Kay, a lot of push back from neighbors. Not getting a positive reaction to this. Hoping that an art wall would include every kind of art not just graffiti. Chatham has an art in the park program. A lot of people would like to see it change and have more art for all, not just graffiti.

Laura Cronin thinks size is an issue. Feedback is that it is graffiti. Takes up a whole side. Has been up for a few years. Some positive but there's also a bigger community. Library demolition soon.

Antonia Stephens, director of library, July 3<sup>rd</sup> passed site plan, Friday application submitted. Sept 1<sup>st</sup> date is being given because parking is a big deal, permit ready prior to that. Building will be inaccessible. Sept. 1<sup>st</sup>. construction fencing will go up and will have some inaccessible area.

Chair Cheryl Powell confirms the partnership with the Cordial Eye and the library for the project.

**Chair Cheryl Powell opens up public comment – new comment only please**

Jennifer Stratton, artist and teaches art as well for children and adults. What the wall has done, it's another month or so longer. Don't see a lot of graffiti art here on the Cape. For some people it's a real expression. Worked with children with the wall. Expression is good and for the community as well.

Don Boivin, neighbor, lives up the street. Loves historic district. Enjoys the art wall, makes him feel happy. Thinks speaks highly of Hyannis, open to modern art. Thinks nice splash of color.

Meg Anton, 255 Main St. Executive producer and did work with some non profits. Has some footage of people at the art wall and engaging in it. Nice to see it here.

William Caolo. Here when wall originally was done. Wall has been up for quite a while , I have visited several times, all different kinds of paints. Wall contributes to part of the core and strong culture of the arts. Intercommunicating with all. Unique way for this to happen. One of 2,400 in the world. Helped to get it established with Cordial Eye. Has seen a lot of art.

Christina Bologna, trustee with library. Public art, not just for decoration it is a declaration for all. Sense of expression. Opportunity for people to connect. All shape the narrative. Many people enjoy. Evolution of art. Everyone should have this opportunity. Public art welcomes all. When people belong more likely to care for the community.

Sara Blandford, works in Hyannis. Behavioral Health Provider, Harbor Health LICSW. This wall has been a point of reference, reflection of belonging and representation. Others that are part of our community. Also goof for healing and trauma. Historical depictions, this is appreciated as well, this wall expands that.

Randi Gallerani, resident, teacher. We have a rich history with and for art. Different modalities. Historic community.

Owen Fletcher, board member of Cordial Eye. Be content neutral when dealing with public art. Don't make decision on whether you like graffiti art or other art, may be more vibrant, don't make your decision on the type of material/art. Art reflects life as well.

John Richmond. Has worked with the library. Unique challenges to this library. Public art. The art has always at least been cheerful. Only 6 weeks left. Let it go the course and move on.

Antonio Stephens reads message into record: statements that have been on the wall. Supportive and meaningful;

*The natural way to be is confident.  
Everybody is welcome in our garden, joy play inspire love together family.  
I'm going through changes.  
Stay grateful  
Be here now.*

Tom Doherty, our job is not to determine social issues. Our job is to determine what should be in the historic district. This is too big for the building. Not objection to the art. Strictly the mass and the materials. Don't think fits into historic district.

Peri Wentworth, the library presentation. Previously served as trustee for library. Significant that library supports this. Have seen children and grandparents there. It's not that much longer that it is being requested to keep up. She thinks they have been following the guidelines. Updated surveillance.

Mary George, This is evidence that social commits to well being. Much like this Commission. Public art, social by its nature.

Chair Cheryl Powell – one of the guidelines – re monitor it daily. Stencils, not always been used. Certain words were used back in January, didn't correct timely. Does support art. Doesn't like the size, particularly.  
Correspondence read into record:

Chair Cheryl Powell reads into record: Tamora Israel letter dated July 2, 2025.

Peri Wentworth reads into record: Satchel Douglas letter dated July 16, 2025.

Laura Cronin reads into record: Christina Bologna letter dated July 16, 2025.

Matt Clark reads into record: Trish, letter dated July 16, 2025.

Chair Cheryl Powell – petition received from the Cordial Eye - received July 16, 2025.

Peri Wentworth, public art. Moratorium was issued in the past.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to grant the extension to Sept. 1<sup>st</sup>

**Chair Cheryl Powell makes a motion to extend the Community Art Wall until Sept. 1<sup>st</sup>, 2025, panels to be removed by September 1<sup>st</sup> 2025, seconded by Peri Wentworth.**

**Roll Call Vote:**

**Peri Wentworth - aye**

**Jack Kay – nay**

**Tom Doherty - aye**

**Matt Clark - abstain**

**Laura Cronin - abstain – retracts her previous vote and votes aye**

**Cheryl Powell – aye**

**Motion carries to extend until Sept. 1<sup>st</sup>, 2025**

Jim Kupfer, enforcement – maybe bring in the Bldg. Commissioner about what the proper process is. Jim has talked to him and potential to come to HHDC on Aug. 20, 2025.

**Discussion Item**

Downtown Hyannis Unified Design Regulations and Guidelines – Public Art wording for page 46

Chair Cheryl Powell, this will be a quarterly review. Reviews the process.

Tom Doherty, thinks send to Planning Board, see what they say.

**Chair Cheryl Powell makes a motion to approve this draft as our proposal to be sent to the Planning Board for review and comment, seconded by Jack Kay,**

**Roll Call Vote:**

**Laura Cronin - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Peri Wentworth - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Approval of July 2, 2025, Draft Minutes

**Chair Cheryl Powell entertains a motion to approve the draft minutes of July 2, 2025, moved by Laura Cronin, seconded by Peri Wentworth,**

**Vote**

**All aye**

Next HHDC meetings scheduled for August 6<sup>th</sup>, and August 20, 2025

**Adjournment**

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

**Vote**

**All aye**

The meeting ended at 8:48 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>**

APPROVED