



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

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

**Members Present:** Cheryl Powell, Matt Clark, Cornelius Cawley, Kevin Matthews, Conrad Watson, Peri Wentworth

**Members Absent:** Jack Kay, Tom Doherty, Jeniffer Hinckley Needham and Laura Cronin

**Staff Present:** Jim 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, April 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  
Conrad Watson  
Kevin Matthews  
Cornelius Cawley  
Matt Clark  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance.

**Updates**

- Trainings – conflict of interest reminder
- Awards
- Correspondence

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

**New Business**

**Public Hearing:** James Kappatos d/b/a 521 Main – 521 Main Street, Hyannis – Map 308 Parcel 096  
Signage

Constantine Kappatos, manager. He gives explanation of the proposed signage. Passes out picture of the signage. Same sign previously approved, aluminum composite, colors will be like the business.

Cornelius Cawley, asks if new restaurant?

Constantine Kappatos, it's a rebranding. Will be going with Simple Signs in Hyannis to have sign made.

Kevin Matthews, likes the design with steeple building picture in it.  
Open closed sign?

Constantine Kappatos, yes, as the picture indicates/has for open/close sign.

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

Kevin Matthews, thinks good, likes colors. Match building.

Peri Wentworth, likes the design, colors.

Chair Cheryl Powell, asks about lighting.

Constantine Kappatos - keeping gooseneck will have repaired by electrician. It will be as was but fixed.

**Chair Cheryl Powell 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 521 Main Street, seconded by Peri Wentworth,**  
**Roll Call Vote:**

Cornelius Cawley - aye  
Conrad Watson - aye  
Kevin Matthews - aye  
Matt Clark - aye  
Peri Wentworth - 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 521 Main Street as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

Peri Wentworth - aye  
Matt Clark - aye  
Kevin Matthews - aye  
Conrad Watson - aye  
Cornelius Cawley - aye  
Cheryl Powell - aye

**Matters not Reasonably Anticipated by the Chair**

Kevin Matthews comments - the moratorium for public art, do we have to do now and extend? Has a draft, working document.  
When will time expire?

Chair Cheryl Powell has some information for subcommittee. Thinks expires on May 19<sup>th</sup>, can deal with it on May 7<sup>th</sup>.

Kevin Matthews, trying to get it done, not delaying.

Approval of Draft Minutes - April 2, 2025

**Chair Cheryl Powell entertains a motion to approve the draft minutes, moved by moved by Kevin Matthews, seconded by Cornelius Cawley,**

**Roll Call Vote:**

Cornelius Cawley - aye

Conrad Watson - aye  
Kevin Matthews - aye  
Matt Clark - aye  
Peri Wentworth - aye  
Cheryl Powell - aye

Next HHDC meetings scheduled for May 7, and May 21, 2025

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Peri Wentworth, All aye**

The meeting ended at 6:44 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>