**Town of Harwich**

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**Historic District and Historical Commission**

**Wednesday, November 7, 2018**

**Griffin Room**

**Public Hearing**

1. **Public Hearing-Call to Order**

Members Present: Chairperson Mary Maslowski, Gayle Carroll, Bob Doane, Julia Eldredge & Brendan Lowney. Jeanne Steiner was present via telephone.

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m. Mr. Lowney will not be a voting member for this meeting.

***Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.***

1. **Hearings**

**Continued: HH2018-19 Notice of Intent (NOI)** has been received for 20 Davis Lane, Map 8, Parcel N2-0, in the R-L Zone. The application proposes the 100% demolition of a single-family dwelling. The application is pursuant to MGC c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Paul Vasil, Owner/Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and associated documents dated August 23, 2018; Existing Conditions Plot Plan dated May 24, 2018.*

Attorney William Crowell was present with owner/applicant Paul Vasil. Attorney Crowell reviewed discussion points from the previous meeting. In his opinion, having a demolition delay imposed would not make sense because Mr. Vasil is willing to demolish the building and replace it with a first-rate quality new dwelling on the property as opposed to letting the existing structure continue to remain a health and safety hazard.

Ms. Maslowski stated that she visited the property and, in her opinion, the report from Coastal Engineering properly captured the dilapidated condition of the building.

Ms. Steiner also visited the property twice and agreed that it is dilapidated. She added that there are old trees on the property that should be saved if possible. Ms. Carroll agreed. Mr. Vasil responded that he will do his best to save what trees he can on the property.

Mr. Doane asked if Mr. Vasil has any plans to save some of the architectural features from the structure. Mr. Vasil responded that he will save what he can.

Mr. Lowney also walked around the property and believes that the report put together by Coastal Engineering is accurate.

Mr. Vasil feels that if he had assurances, he would attempt to restore the structure. Having renovated other houses, he knows that when you start getting behind the walls, there is always extra work that will need to be done, which is not financially possible for him. He pleaded the Commission to not impose a demolition delay.

Barbara Nickerson from 37 Bay View Road was present. She agrees that the house is in dis-repair. Ms. Nickerson asked the Commission if they are tired of seeing historic homes demolished. She feels that there is no charm to the new houses that are being built. In her opinion, Mr. Vasil knew what he was getting into when he purchased the house.

**Mr. Doane moved to close the public hearing, 2nd by Ms. Eldredge. The vote was taken by roll call with Ms. Maslowski, Mr. Doane, Ms. Carroll, Ms. Steiner & Ms. Eldredge all voting aye.**

**Ms. Eldredge moved to approve application HH2018-19 as presented. 2nd by Mr. Doane. The vote was taken by roll call with Ms. Maslowski, Mr. Doane, Ms. Carroll, Ms. Steiner & Ms. Eldredge all voting aye.**

At an upcoming meeting, Ms. Carroll requested to start discussions about revising the wording in the bylaw regarding demolition delays. Ms. Maslowski responded that the Commission would need to seek legal opinion and any change to the bylaw would require town meeting vote. Ms. Steiner also feels that it would make sense to review the bylaw. Ms. Maslowski stated that she will put this on the December 5 meeting agenda for further discussion. She would also like to see the Commission begin discussions about a historic preservation plan.

Ms. Maslowski confirmed that that the next HDHC meeting will be on December 5, 2018.

**Adjournment**

**Ms. Carroll made a motion to adjourn the meeting at 6:32 p.m., 2nd by Mr. Doane. The vote was taken by roll call with Ms. Maslowski, Mr. Doane, Ms. Carroll, Ms. Steiner, Mr. Lowney & Ms. Eldredge all voting aye.**

Submitted by:

 Jennifer Clarke, Recording Secretary

Adopted on: November 20, 2018