

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
Wednesday, January 17, 2018
Small Hearing Room
Public Hearing

I. Public Hearing-Call to Order

Members Present: Chairperson Mary Maslowski, Joe Powers, Gayle Carroll, Jeanne Steiner & Barbara Dowd.
Members Absent: Bob Bradley, Bob Doane & Patricia Scarnici (alternate)

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

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.

I. Hearings

- a. **HH2018-01 Notice of Intent (NOI)** has been received for 29 Saquatucket Bluffs Road, Map 16 Parcel N1-26, in the R-L Zone. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, and proposes replacing three walls of the existing sunroom with an addition on the side. Kevin Phelan, owner; Dale Nikula, applicant.
EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated December 4, 2017.

Dale Nikula was present to represent the owner. They are proposing to add a master bedroom on the West side of the existing house. In order to do that, there are 3 walls of the existing sunroom that need to be removed. The walls in question were remodeled in 2006. The wing is original to the 1875 dwelling.

Ms. Carroll moved to close the hearing, 2nd by Ms. Steiner and approved 5-0-0.

Ms. Carroll moved to approve the application for HH2018-01, 29 Saquatucket Bluffs Road, as presented, 2nd by Ms. Steiner and approved 5-0-0.

- b. **HH2018-02 Notice of Intent (NOI)** has been received for 32 Ocean Avenue, Map 6B, Parcel L6 in the R-H-2 Zone. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, and proposes the 100% demolition of the existing house. Cathi Cosco, owner/applicant.
EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated December 2, 2017.

Kathleen Hamilton Welch from 28 Ocean Avenue was present and asked if there are any plans of what the new dwelling will look like. Ms. Welch approached the Commission to review the application. Ms. Maslowski stated that the new dwelling will be based on the building code.

Elizabeth Suttel from 29 Zylpha Road was present and stated her concerns about losing a classic cottage in a historic area. She read into the record the same concerns from another abutter. Ms. Welch stated that she has the same concerns about demolition as well.

January 17, 2018

Property owner Cathi Cosco was present. She purchased the home in 2010 and in last March, the home experienced a broken water pipe on the 2nd floor that caused significant water damage throughout the house. Because of the damage, she has been left with a home that can no longer be used year round due to an inability to prevent future freezes. Her intention is to demolish the house and replace it with a new house that adheres to the new building code regulations and can be occupied year round. Ms. Cosco informed the Commission that the heating system has been relocated to an outside closet in the house. Ms. Cosco also stated that she has spoken to a few local builders to try and find a plan to remedy the problem.

Ms. Maslowski stated that the Commission could either vote to approve the demolition, or delay for 365 days. Mr. Powers asked if a 3rd option would be appropriate to table the discussion and ask the owner to bring back additional information to the Commission. Ms. Maslowski asked Ms. Cosco if she has any documentation showing that the house is not 100 years old.

A letter from Warren Gordon at 31 Zylpha Road was received and read into the record. He is opposed to the demolition of the building.

The Commission and Ms. Cosco discussed tabling the discussion until the February meeting and if the Commission does impose the demolition delay, would the start date be the January or February meeting.

Mr. Powers moved to table the application HH2018-02, 2nd by Ms. Carroll.

Ms. Cosco asked for a 5-minute recess to make a phone call.

Mr. Powers moved to withdraw his motion to table the application, 2nd by Ms. Carroll.

Mr. Powers moved to authorize a 5 minute recess, 2nd by Ms. Steiner and approved 5-0-0.

Ms. Cosco returned and stated that she would be amenable to tabling the discussion.

Mr. Powers moved to table the application HH2018-02, 2nd by Ms. Carroll and approved 5-0-0.

Mr. Powers moved to continue the public hearing for application HH2018-02, 32 Ocean Avenue, until the February 21, 2018 HDHC meeting, 2nd by Ms. Steiner and approved 5-0-0.

- c. **HH2018-03 Notice of Intent (NOI)** has been received for 12 Olde Homestead Way, Map 112, Parcel A4-10, in the R-R Zone. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, and proposes the 100% demolition of a detached garage and shed. Ashley Stevens & Joseph Thacher, owners/applicants.

EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated December 13, 2017.

Ashley Stevens & Joseph Thacher were present. The structure is in a state of collapse with the roof being caved in multiple areas. The garage cannot be seen from the street.

Paul Cove from Cove Construction and Design was present and stated that he will be doing the work.

Ms. Steiner moved to close the public hearing, 2nd by Ms. Dowd and approved 5-0-0.

Ms. Steiner moved to approve the application for HH2018-03, 12 Olde Homestead Way, as presented, 2nd by Ms. Carroll and approved 5-0-0.

II. New Business

January 17, 2018

a. Minutes-vote to approve from:

- November 15, 2017

EXHIBITS/DOCUMENTS: Draft minutes from the November 15, 2017 meeting

Ms. Carroll moved to approve the minutes of the November 15, 2017 meeting, 2nd by Ms. Steiner and approved 4-0-1 (Powers).

- December 6, 2017

EXHIBITS/DOCUMENTS: Draft minutes from the December 6, 2017

Mr. Powers moved to approve the minutes of the December 6, 2017 meeting, 2nd by Ms. Carroll and approved 5-0-0.

III. Reports and Briefings by Board Members

Mr. Powers & Ms. Maslowski provided an update on the Community Preservation Committee applications.

Adjournment

Mr. Powers made a motion to adjourn the meeting at 7:11 p.m., 2nd by Ms. Carroll and approved 5-0-0.

Submitted by:

Jennifer Clarke, Recording Secretary

Adopted on: 03/21/2018

January 17, 2018