

**MINUTES  
HISTORIC DISTRICT AND HISTORICAL COMMISSION  
TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM  
OCTOBER 18, 2023, 6:00PM**

RECEIVED  
TOWN CLERK  
HARWICH, MA

2023 NOV 22 A 9:03

**MEMBERS PARTICIPATING:** Chairperson Mary Maslowski, Bob Doane, Brendan Lowney, Lynne Zalesak and Vice Chair Julia Eldredge

**I. RECORDING NOTICE; CALL TO ORDER**

Ms. Maslowski called the meeting of the Historic District and Historical Commission to order on Wednesday, October 18, 2023 at 6:00PM. She took a roll call and read the Recording Notice.

**II. PUBLIC HEARING**

Ms. Maslowski opened the Public Hearing

HH2023-21: AAAEEK LLC owner, through their agent, Attorney Jeffrey Ford, Esq. has filed a Notice of Intent. The project proposes to remove a single-story addition to construct a new addition in its place. The structure is over 100 years old according to the Town Assessing Records and is located at 33 Freeman St. Map 15 Parcel B5-C

Ms. Maslowski read Case No. HH2023-021 as presented.

Attorney Michael Ford was present and representing the Applicant. Steve Glasheen, the architect from PSD was also present. Attorney Ford noted that the front portion of the building is historical. The additions on the rear of the building were constructed between 1995 and 2000. He described the proposed plan in detail.

Mr. Glasheen described what the structure will look like when completed with the proposed plan.

Board members asked questions about the trim type and if it would be painted. Also the windows, type and grills.

Mr. Glasheen answered in detail and stressed that the goal is to keep everything looking as original as possible.

Mr. Doane moved to close the Public Hearing, seconded by Ms. Zalesak.

Vote 5:0 in favor. Motion carried.

Mr. Lowney moved to approve Case No. HH2023-21, filing date September 18, 2023, Hearing date October 18, 2023. Map and Parcel, 33 Freeman Street, Map 15 Parcel B5-C. Owner AAAEEK, LLC. Applicant, Jeffrey Ford, Michael Ford. Recording information 20026, year build 1889, demolition proposed, partial. Description of the work, the project proposed is to remove a single-story addition to construct a new addition in its place. Historical significance,

listed on the Town's Historic Property Inventory. The proposed demolition would not destroy or substantially diminish the historic value significance of the subject building. Determination, no demolition delay period imposed. Conditions are, brick veneer on the foundation, to make sure the trim is painted and if chimney replacement is needed, replace with a chimney in kind. Seconded by Mr. Doane.

Vote 5:0 in favor. Motion carried.

### **III. PUBLIC MEETING**

#### **A. Approval off meeting minutes (taken out of order)**

No meeting minutes available.

#### **B. New Business**

Informal presentation regarding 11 Atlantic Ave. presented by Attorney William D. Crowell, Esq.

Atty. Crowell distributed a packet to Board members. He commented that the property in question is on the Town's Historic Property Inventory and believes that it shouldn't be as it is less than 100 years old. His clients are Stephen and Lauren McCabe who'd deeded the property to their LLC. He gave a brief description of their intent for the property. Atty. Crowell gave a detailed description of the property's history. He has information to show that there was no house on that lot in 1925 which is less than 100 years ago.

Board members asked questions and made comments referring to Atty. Crowell's information, deeds and documents in the packet. Discussion followed on how those documents could be interpreted.

Ms. Maslowski agreed, based on the information, that the house is not 100 years old and asked Atty. Crowell if he would like her to poll the Board. The Board also discussed the next moves based on what is and is not on the Agenda. Ms. Maslowski suggested that it should be an Agenda item as "Vote relative to the age of the building at 11 Atlantic Ave". She will request that it be an Agenda item at the next meeting. Atty. Crowell's presence will not be required for that vote.

#### ***Presentation from Cemetery administrator regarding South Harwich Cemetery Gravestone repairs***

Robbin Kelley, Cemetery Administrator was present and distributed documents with pictures to the members. She was before the Board to seek their support to repair gravestones. The CPC Article for the project is in the amount of \$23,000. She described the work that will be done to repair the gravestones and monuments. She gave a history of the cemetery and why she feels it should be restored.

Ms. Eldridge moved to support the use of CPC Funds for gravestone preservation, seconded by Ms. Zalesak.

Vote 5:0 in favor. Motion carried.

C. Old Business

Update from members

Mr. Lowney gave an update on the renovation on Chatham Road. He suggested that it may be a good candidate to give an award, if they are able to start that process.

Mr. Doane gave an update on what he has seen at 209 Bank Street, the old Fire Station. He expressed concern over what has been done to the outside of the building. Ms. Maslowski will ask Ms. Lohr for an update on that property for the next meeting.

Ms. Zalesak related a conversation that she had at The Seal regarding a permit for the shutters. Discussion followed regarding the process for when a situation arises that is concerning to a Board member.

Ms. Eldredge asked a question regarding a site visit. Ms. Maslowski noted that site visits are not subject to the Open Meeting Law as long as no deliberating takes place during the visit.

**IV. CORRESPONDENCE/BRIEFINGS**

None

**V. ADJOURN**

Mr. Doane moved to adjourn, seconded by Mr. Lowney.

Vote: 5:0 in favor. Motion carried, meeting adjourned.

Respectfully submitted,

Judi Moldstad

Board Secretary

