**Town of Harwich**

732 Main Street

Harwich, MA 02645

508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission**

**Wednesday, September 19, 2018**

**Griffin Room**

**Public Hearing**

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

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Bob Doane, Bob Bradley, Julia Eldredge & Jeanne Steiner

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.***

1. **Hearings**

**Continued: HH2018-09 Certificate of Appropriateness (COA)** has been received for 711 Main Street, Map 41 Parcel D8 in the C-V Zone and the Harwich Center Historic District. The application proposes to demolish the c. 1970 gasoline shed and construct a two story mixed use commercial structure that includes two dwelling units. The application is pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Elie Bassil Trs. Et al, Owner, Saumil Patil, Applicant

*EXHIBITS/DOCUMENTS: Certificate of Appropriateness Application and associated documents dated June 6, 2018; Proposed plans dated August 20, 2018; Letter from Peter A. Antonellis dated July 18, 2018; Proposed plans dated June 6, 2018*

*Mr. Bradley recused himself.*

Ms. Maslowski reviewed the application details that have been discussed to date.

Attorney Howard Cahoon was present with applicant Saumil Patel. They reviewed the revised plans that were submitted showing elevations and a revised parking layout.

Mr. Doane asked if the windows shown for the 2nd floor are for the apartments or just decorative. Attorney Cahoon responded that they are all for the apartments.

The Committee and applicant reviewed the proposed colors for the building. Attorney Cahoon added that they expect the trim around the windows to be white.

Ms. Maslowski asked for a rendering of what the lighting for the property will look like. She reminded the applicant that when they are ready for their sign, they will need to submit a separate application.

The handicapped parking has been moved to the rear of the lot to allow for more room.

Ms. Steiner noted that she likes the amount of green space shown on the plan. Mr. Doane asked if the green space will be grass and added that the committee will need an exact plan for the proposed landscaping.

Helen Doane from 653 Main Street was present. She stated that she would like to see this proposed building fit in with the rest of Harwich Center. Ms. Doane added that she sees a lot of trash at the existing convenience store location and hopes that the owners will take care that this does not happen at the new location.

Greg Winston was present and agreed that there has been a problem with trash at the existing convenience store location. Mr. Winston requested to see the revised plans that are being proposed. He supports business in Harwich Center and wants to see it become a vibrant community.

Peter Antonellis was present to speak about the green space being proposed for the area that abuts his property. He does not want to see the proposed green space turned into additional parking. Mr. Antonellis would like to see this property reflect the other buildings and elements that currently exist in the area.

Bob Bradley was present. He was hoping that there would be more consideration as to the existing rhythm of the street and does not think that this building as proposed does justice to the Harwich Center that exists. Mr. Bradley wants to be sure that neon signs are not allowed in the store windows. Additionally, he does not want the flood lights in the parking lot to intrude on the neighbor’s properties and they should not shine in the windows of abutting properties.

Paul Doane was present and asked for a review of the changes/adjustments from the original plan. Attorney Cahoon reviewed the plan changes. Mr. Doane commended the efforts of the applicant to try and take advantage of the existing eye sore of a property. He shares the same concerns as the previous speakers regarding the trash on the property and asked if the Committee could insist that there be regular policing of the trash on the property by the property owner. He wants the owner to take pride in their building.

Mr. Doane feels that the plans are still lacking final details, including a completed landscape plan.

**Mr. Doane moved to continue the hearing until the October 17, 2018 HDHC meeting, and asked that the applicant submit additional details to staff at least a week prior to the meeting, 2nd by Ms. Carroll and approved 5-0-0.**

*Mr. Bradley returned.*

**HH2018-13-Notice of Intent (NOI)** has been received for 646 Depot Street, Map 55, Parcel M2-0, in the R-L Zone. The applicant proposes to add a front porch with second story deck above and add two second story dormers on the north section of the house. The application is pursuant to MGL c. 40C, 6, and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Craig Whitcomb, owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and associated documents dated July 26, 2018.*

Jean Bowden from Capizzi Home Improvement was present and reviewed the application. She added that she is unsure which parts of the house are original or what may have been added at a later date.

Mr. Doane asked if there is a list of what is being demolished. Ms. Bowden responded that they are not demolishing anything and that they are opening up inside the house to add the dormers, which is really more of a repair.

Owner Craig Whitcomb was present and clarified what is being requested as part of the application. He added that the chimney is not proposed to be removed.

**Ms. Steiner moved to close the public hearing, 2nd by Ms. Carroll and approved 6-0-0.**

**Mr. Doane moved to approve the application as presented, noting that the existing chimney will remain, 2nd by Ms. Steiner and approved 6-0-0.**

**HH2018-15-Notice of Intent (NOI)** has been received for 10 Central Avenue, Map 6B, Parcel L123-0, in the R-R-2 Zone. The application proposes the 100% demolition of a single-family dwelling and modern detached garage. The application is pursuant to MGL c. 40C, 6, and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. MLDK, LLC, owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and associated documents dated August 8, 2018.*

Attorney Michael Ford was present and reviewed the application. He stated that the MACRIS records read that the house was built in 1915, however town records ready 1920. Attorney Ford does not feel that this structure has the same historical context as some of the other properties in the area. He provided the Committee with drawings of what the replacement dwelling will look like as well as a copy of the site plan that shows the overlay of the proposed buildings versus the existing.

Ms. Maslowski asked Attorney Ford if he has any of the deed records for the property. He did not have them available.

Mr. Doane and Ms. Steiner feel that we should proceed with the town record date of 1920.

**Mr. Doane moved to close the public hearing, 2nd by Ms. Carroll and approved 6-0-0.**

**Mr. Doane moved to remove the property listed at 10 Central Avenue from the 100-year list, noting an actual build date of 1920 per the town records, 2nd by Ms. Eldridge and approved 6-0-0.**

**HH2018-16- Notice of Intent** has been received for 87 Route 28, Map 10, Parcel W3-0, in the CH-1 and RH-1 Zones. The applicant proposes to remove two single windows and replace a third window on the south side of the house with a bay window. The application is pursuant to MGL c. 40C, 6, and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Virginia Chamberlain, owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and associated documents dated August 8, 2018.*

Mark Grant, building contractor was present with Virginia Chamberlain and reviewed the application.

Duncan Berry abutter was present and endorsed the proposed project.

Sally Urbano was present and applauded the applicant for their proposal.

**Ms. Steiner moved to close the public hearing, 2nd by Ms. Carroll and approved 6-0-0.**

**Ms. Carroll moved to approve the application as presented, 2nd by Ms. Steiner and approved 6-0-0.**

**HH2018-17-Notice of Intent (NOI)** has been received for 52 Route 28, Map 10, Parcel D4-2 in the CH-1 and RM-1 Zones. The application proposes the 100% demolition of a single family dwelling. The application is pursuant to MGL c. 40C, 6, and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Sunrise Nominee Trust, owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated August 8, 2018.*

Attorney William Crowell was present with Chad Brewbaker from Lascotti Development. They reviewed the proposed application and the history of the property and a review of the property ownership. Attorney Crowell read a letter from Trinity Engineering Group with an opinion that based on their observations of the building, given and age, occupancy status and associated structural issues from expose to weather and vandalism, it is the opinion that the building is structurally unsound and presents a life-safety issue and needs to be demolished. It is not economically feasible to make the repairs that would be required to make the building livable. A letter from the Fire Department was also submitted regarding the hazard status of the building. He feels that if the 12-month demolition delay is imposed, it will be delaying the inevitable and they are requesting that the delay not be imposed.

Ms. Maslowski asked how long the applicant has owned the building. Attorney Crowell responded 8 years.

Mr. Doane feels that the building is repairable and that this is demolition by neglect. The rest of the Committee agreed. It would be a shame to lose a building that is so indicative of a period of time that is important to the history of Harwich.

Duncan Berry was present and stated that years ago, residents that were involved in the Captains Row initiative, tried to contact this property owner, and had no success. He encouraged the Committee to consider the demolition delay.

Sally Urbano was present and asked if there are plans for the lot after the demolition. Attorney Crowell responded that there are preliminary plans for a retail store. Ms. Urbano stated that she would like to communicate with the person looking to develop the property, so we can all work together.

Virginia Doyle was present and stated that she finds herself upset about the neglect that has gone on at this property and hopes that we can all come to a resolution.

James Leonard was present and feels that this building is one of the strongest buildings we see, style wise, in the town. He also feels that this should be considered demolition by neglect.

Danny Horne was present and agreed that this property is demolition by neglect.

**Mr. Doane moved to close the public hearing, 2nd by Mr. Bradley and approved 6-0-0.**

**Mr. Doane moved to impose a 12-month demolition delay for the property located at 52 Route 28, 2nd by Ms. Carroll and approved 6-0-0.**

**HH2018-18-Notice of Intent (NOI)** has been received for 611 Route 28, Map 14, Parcel Z6, in the C-V Zone. The application proposes a partial replacement of the foundation, the addition of dormers on the dwelling and detached garage, a 9’x4’ rear addition, extension to the existing front porch, replacement of 3 windows with doors and renovation of exterior trim, siding and roofing. The application is pursuant to MGL c. 40C, 6, and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Joseph Young, prospective owner/applicant.

*EXHIBITS/DOCUMENTS:*

Joseph Young was present and reviewed his application. He stated that they will only be putting a foundation under the main part of the house, but they will still need to remove the porch to complete the foundation work. He provided the Committee with a revised plan showing the proposed exterior elevations.

Paul Vasil was present and stated that he is excited to see this as an improvement to the neighborhood.

**Ms. Steiner moved to close the public hearing, 2nd by Ms. Carroll and approved 6-0-0.**

**Ms. Carroll moved to approve the application as presented, 2nd by Ms. Eldridge and approved 6-0-0.**

**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 MGL 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.*

Paul Vasil was present and reviewed his application.

Ms. Carroll asked if there are any photos of what the outside of the house looks like. Mr. Vasil showed a photo.

Mr. Doane feels that it would be a shame to see the original part of the house demolished.

Mr. Bradley would like to see more information about the house. He asked if there is access to the structure. Mr. Vasil responded that he is not sure the house is safe to enter. Mr. Bradley stated that given the location and age of the property, he would like to see more information.

Mr. Vasil stated that he will get a letter from a structural engineer, and that he is amenable to continuing the application until the October 17 meeting.

Ms. Maslowski asked Mr. Vasil to communicate with the Building Department about scheduling an onsite visit.

**Mr. Doane moved to continue the hearing until the October 17, 2018 meeting, 2nd by Ms. Carroll and approved 6-0-0.**

1. **New Business**

**Captains Row Discussion-Sally Urabno**

Sally Urbano was present. She wanted to reach out to the Committee to see where they are on the Captains Row initiative. As of now, Ms. Urbano has received the first approval from Massachusetts Historical which has given the authorization to proceed. Ms. Urbano stated that she has concluded that they cannot get funds from the town and they are reformulating their funding methods.

Ms. Carroll stated that we need to clarify that the Committee is still in support of creating a historic district for Captains Row.

The Committee and Ms. Urbano discussed what become components of a comprehensive plan.

1. **Reports and Briefings by Board Members**

Ms. Maslowski reviewed the Committee vacancies and the need to appoint a member to the CPC.

**Adjournment**

**Mr. Doane made a motion to adjourn the meeting at 9:06 p.m., 2nd by Ms. Steiner and approved 6-0-0.**

Submitted by:

 Jennifer Clarke, Recording Secretary

Adopted on: November 20, 2018