**Town of Harwich**

732 Main Street

Harwich, MA 02645

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**Historic District and Historical Commission**

**Wednesday, August 15, 2018**

**Donn B. Griffin Room**

**Public Hearing**

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

Members Present: Chairperson Mary Maslowski, Bob Bradley, Bob Doane & Jeanne Steiner

Members Absent: Gayle Carroll

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**
2. **HH2018-11 Notice of Intent (NOI)** has been received for 12 Mill Road, Harwich Port, Map 8 Parcel T4, in the R-L Zone. The application proposes to remove an existing bay window and replace it with a 12x12 foot addition with bay window located at the back of the house. The application is pursuant to MGC c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Peter J. McNeely, owner/applicant

*EXIBITS/DOCUMENTS: Notice of Intent application and associated documents dated July 5, 2018.*

Owner/Applicant Peter McNeely was present. The applicant is proposing to remove the existing 9’ bay window and replace it with a 12’ window.

**Ms. Steiner moved to close the public hearing, 2nd by Mr. Doane and approved 4-0-0.**

**Ms. Steiner moved to approve the Notice of Intent application HH2018-11, 12 Mill Road as presented, 2nd by Mr. Doane and approved 4-0-0.**

1. **HH2018-14 Notice of Intent (NOI)** has been received for 205 Forest Street, Map 40 Parcel Z1 in the MR-L Zone as a follow up application for further demolition of the original c. 1860 structure beyond the approved scope of work of the original case HH2018-04. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Anthony Crugnale, owner/applicant.

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

Owner/Applicant Anthony Crugnale was present.

Ms. Maslowski voiced her disappointment that the house has been completely demolished. Mr. Crugnale responded that he feels that the application that was submitted for today has the same intent as the original filing. Ms. Maslowski disagreed and stated that he was granted his first approval because there was no quorum for the original hearing and additionally the work that was done is different than what was presented to the Zoning Board of Appeals.

Mr. Crugnale stated that he is pleased with the Town of Harwich and that his intent is to make this property his personal residence. He knew going into this project that the 2nd floor was going to be a major renovation and added that the completed project will have the same look as his original plans, even though it has been completely demolished. At the time of his original application, he was not focused on 1st floor renovations, but was under the impression that he was approved to do work on it. Some unknown structural conditions were discovered as the work started. Mr. Crugnale stated that he does not feel that he went rogue from his application or did any work that may be considered misleading. He apologized to the Commissioners, community and his neighborhood. Ms. Maslowski added that any change to the structure would have required approval from the commission.

Mr. Bradley feels that the concern is not the look of the structure but the fact that the historic structure can no longer be preserved and that Mr. Crugnale elected to completely demolish the building without any notice.

Mr. Crugnale and the Commissioners reviewed the original application that was submitted.

Ms. Steiner noted her disappointment in what was done to the structure.

Ms. Maslowski stated that the Commission is not the authority that can issue fines, and that they fall under the purview of the Building Commissioner. She added that she is not tempted to vote a demolition delay because it would only hold up work that has already been completed. The Commission discussed at length whether or not it would be appropriate to impose the delay.

Mr. Bradley is concerned about the precedence that this could set for future projects. Ms. Maslowski agreed.

Ms. Maslowski suggested that the Commission send a memo to the Building Commissioner asking that if a situation like this arises in the future, that they do their best to stop the work before it is too far gone. Mr. Bradley would like to add to the memo that it is the Building Department’s obligation to notify the Commission when issues of this nature occur.

**Mr. Doane moved to close the public hearing, 2nd by Mr. Steiner and approved 4-0-0.**

**Mr. Doane moved to approve the demolition of the 1st floor to the extent that it has been done with no further demolition allowed and recommend that the Building Commissioner impose fines allowable under his jurisdiction, 2nd by Ms. Steiner.**

**Mr. Bradley moved to amend the motion to change the word “approve” to “accept”, 2nd by Ms. Steiner and approved 4-0-0.**

1. **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.*

Ms. Maslowski called the hearing back to order. She stated that the Commission has received consent from the applicant to continue the hearing until August 28, 2018.

**Mr. Doane moved to continue the Certificate of Appropriateness HH2018-09, 711 Main Street, until the August 28, 2018 HDHC Meeting, 2nd by Ms. Steiner and unanimously approved.**

**II. New Business**

1. **HH2018-12 Certificate of Non-Applicability** has been received for 102 Parallel Street, Harwich, Map 41, Parcel D7-2 in the C-V Zone. The application proposes to replace the existing siding and trim with marigold color CertainTeed composite siding and white color Azak on the South and West facing sides of the house.

*EXHIBITS/DOCUMENTS: Certificate of Non-Applicability application and associated documents dated July 16, 2018.*

Lori Schiraga & Tim O’Brien were present. They are seeking approval to replace existing siding with marigold color CertainTeed composite and azek trim and the azek will be painted white. The affected materials are the siding and trim on the South and West facing sides of the house.

**Mr. Doane moved to accept the application for Certificate of Non-Applicability application HH2018-12, 102 Parallel Street as presented, 2nd by Mr. Bradley and approved 4-0-0.**

Ms. Maslowski asked if the Commissioners would like the Building Commissioner or his representative to be present at the August 28, 2018 meeting to discuss the Forest Street project. She also stated that she can draft a letter from the HDHC to the Zoning Board of Appeals regarding the project that the Commissioners can review at the August 28 meeting.

1. **Zoning Board of Appeals Agenda-08/29/2018**

*EXHIBITS/DOCUMENTS: Harwich Zoning Board of Appeals Agenda dated August 29, 2018*

Ms. Maslowski reviewed the agenda and noted that none of the applications are in the HDHC purview at this time. She will place the agenda on file.

1. **Minutes from 05/16/2018, 05/30/2018 & 8/1/2018-Vote to Approve**

*EXHIBITS/DOCUMENTS: Draft Minutes dated May 16, 2018, May 30, 2018 & August 1, 2018*

**Ms. Steiner moved to accept and place on file the minutes from the May 16, 2018, May 30, 2018 & August 1, 2018 meetings on file, 2nd by Mr. Doane and approved 4-0-0.**

1. **Review Harwich “Discovery Map”**

 *EXHIBITS/DOCUMENTS: Harwich “Discovery Map”*

Ms. Maslowski reviewed the map and asked her fellow members if a map of this nature might be something that Harwich might want to have done. Mr. Bradley thinks a map would be a good idea. Ms. Maslowski stated that we could speak with the Historic Society and/or Chamber of Commerce about moving forward and it would be nice to know what the cost would be. Ms. Steiner stated that she will research this project further.

1. **Organizational Meeting-Vote to Elect Officers of the HDHC**

**Ms. Steiner moved to nominate Mary Maslowski as Chairperson of the HDHC, 2nd by Mr. Doane and approved 4-0-0.**

**Mr. Doane moved to nominate Gayle Carroll as Vice Chairperson of the HDHC, 2nd by Ms. Steiner and approved 4-0-0.**

1. **Correspondence**

No correspondence was discussed.

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

No reports or briefings were discussed.

**Adjournment**

**Mr. Doane made a motion to adjourn the meeting at 7:25 p.m., 2nd by Ms. Steiner and approved 4-0-0.**

Submitted by:

 Jennifer Clarke, Recording Secretary

Adopted on: November 20, 2018