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**Town of Harwich**  
**HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES**

**Wednesday, September 21, 2022 6:00PM**

**Town Hall, Small Hearing Room**

**Board Members Present:** Mary Maslowski, Chairperson, Brendan Lowney Bob Doane, Lynne Zalesak and Julia Eldredge

**Board Members Absent:**

**Other Attendees:**

**I. CALL TO ORDER:** Chairperson Maslowski called the meeting to order at 6:00PM

**II. PUBLIC HEARINGS:**

**HH2022-12:** Sandra Wycoff, owner and Jeffrey Handler, applicant have filed a Notice of Intent. The applicant proposes to construct a full basement under the house. The home is over 100 years old according to the Town's Assessor's records. The subject property is **24 Freeman Street, Map 14, Parcel Z31-0**

Jeffrey Handler and Sandra Wycoff were present. Mr. handler explained that they would like to demolish a foundation which is failing and replace it with a proper foundation.

Mr. Doane commented and noted that there will be a brick facing on the new foundation.

Mr. Doane moved to close the Public Hearing, seconded by Mr. Lowney. Vote: 5:0 in favor. Motion carried, Public Hearing closed.

**Members of the Board Voting:** Mary Maslowski, Chairperson, Bob Doane, Brendan Lowney, Lynne Zalesak and Julia Eldredge

**Motion:** Move to Approve the Notice of Intent to construct a full basement under the house, located at 24 Freeman Street, Map 14, Parcel Z331-0 , with no demolition delay imposed.

**Approved**

**Motion: Doane**

**Second: Zalesak**

**Vote: 5:0**

**HH2022-13** Douglas and Linda Gorham, owners have filed a Notice of Intent. The applicant proposes certain demolition at the rear of the structure and the breezeway on the northerly side. Additions with foundation, alterations and decking is also proposed. The home is over 100 years

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old according to the Town's Historic Property Inventory List. The subject property is **150 Gotham Road, Pay 24, Parcel P-1**

Douglas and Linda Gorham were present with their builder Chuck Deluga from Betterwood Homes. Mr. Gorham gave a brief history of the home and described the renovations and alterations that they are proposing. He showed and described pictures of the home and explained that their reason for the renovations is to make it a year round home.

Mr. Doane asked for a description of the new windows, the height of the new breezeway and requested that the foundation be finished with a brick veneer.

**Members of the Board Voting:** Mary Maslowski, Chairperson, Bob Doane, Brendan Lowney, Lynne Zalesak and Julie Eldredge

**Motion:** Mr. Doane moved to approve the Notice of Intent for certain demolition at the rear of the structure and to the breezeway on the northerly side. Also proposed are additions with the foundation, alterations and decking. Located at 150 Gotham Road, Pay 24, Parcel P-1, with no demolition delay imposed.

**Approved**

**Motion: Doane**

**Second: Lowney**

**Vote: 5:0**

**HH2022-14:** Sam Spearman, owner and Trevor Meyer, applicant have filed a Notice of Intent. The applicant proposes certain demolition of the two(2) rear portions of the structure and the easterly wall off the front structure, The applicant proposes construction of an attached two (2) car garage and a new addition in the rear. The home is over 100 years old according to the Town's Historic Property Inventory List. The subject property is located at **134 Miles Street, Map 23, Parcel P3**

Trevor Meyer, Agent for the owner, Sam Seaman explained the project and the intention to make it a year round home. Mr. Meyer described the construction in detail and added one notation that the plan shows six over six window grills and they would like to do two over two. He also explained how much will be visible from the street.

Mr. Doane expressed concerns and asked questions about the windows and doors. Other questions were asked and Mr. Meyes answered with descriptions of their proposed alterations.

Ms. Maslowski commented that the change of the windows should have been included on the drawing.

Mr.Meyer noted that the change is on the specification sheet.

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**Members voting:** Mary Maslowski, Bob Doane, Breandan Lowney, Lynne Zalesak and Lynne Eldredge

**Motion:** Move to approve the Notice of Intent for certain demolition of two rear portions of the structure and the easterly wall of the front structure, construction of an attached two car garage and a new addition in the rear, located at 134 Miles Street, Map 23, Parcel P3, with no demolition delay, condition to note, going from six over six to two over two on the windows.

**Approved**

**Motion: Lowney      Second: Zalesak      Vote: 5:0**

**HH2202-15:** Benjamin Borne, owner and James Norcross, Esq., applicant have filed a Notice of Intent. The applicant proposes to construct a covered porch to the front of the building. The home is over 100 years old according to the Town's Assessor's records.

James Norcross, Esq., representing the owner Benjamin Borne and Christopher Bilk, Contractor for the project were present. Atty. Norcross noted that they had been before HDHC previously but were unable to move on the porch. They have since gotten a variance from the Zoning Board and are back asking for approval to construct the covered porch. The packet that he provided includes original photographs.

Mr. Lowney asked questions regarding the front door and the windows. Ms. Zalesak asked about railing on the porch. Atty. Norcross answered those questions.

**Members of the Board Voting:** Chairperson Maslowski, Bob Doane, Brendan Lowney, Lynne Zalesak and Julia Eldredge

**Motion:** Move to approve the Notice of Intent to construct a covered porch to the front of the building, with no delay imposed.

**Approved**

**Motion: Doane      Second: Zalesak      Vote: 5:0**

**HH2202-16** Dany Mace Kairouz, owner and Tony Nohra, applicant have applied for a Certificate of Appropriateness to add a canopy to a building or structure in the Harwich Center Historic District. The subject property is 729 Main Street, Map 41 Parcel D1-2

Mr. Nohra was present to answer questions.

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Mr. Doane inquired about the need for a fire suppression system, what materials are being used, the size. He would like a picture of how it would look. Ms. Zalesak asked questions about the height and if it'd block traffic.

Chairperson Maslowski called for questions from the public.

Graig (last name not stated) owner of Thatcher's Forge expressed his concerns and suggested that this be studied further for more details.

Leo Cakounes expressed his support for the canopy and gave his reasons.

Chairman Maslowski explained the benefit to continuing the hearing for Mr. Nohra to get information on ambient lighting.

**Motion:** Move to continue the Public Hearing to October 19th at 6:00PM

**Approved**

**Motion: Zalesak Second: Doane Vote 5:0**

**HH2022-17:** Peter and Marsha Malone, owner and applicant have filed a Notice of Intent. The applicant proposes to demolish a chimney and utility room. The home is over 100 years old according to the Town's Assessor's Records. The subject property is 27 Sea St., **Map 7, parcel D9**

Attorney William Crowell, representing Peter and Marsha Malone and Mr. Malone were present and presented a visual of the proposed project. Atty. Crowell gave a brief history of the property and described the end result of the proposal.

Mr. Doane asked about the materials to be used.

Atty. Crowell and Mr. Malone answered the questions.

**Members of the Board Voting:** Chairperson Maslowski, Bob Doane, Brendan Lowney, Lynne Zalesak and Julia Eldredge

**Motion:** Move to approve the Notice of Intent to demolish a chimney and utility room, located at 27 Sea Street, Map 7, Parcel D9, conditions of cedar shingles and windows being either 2 over 2 or 1 over 1 with no demo delay imposed.

**Approved**

**Motion: Lowney Second: Doane Vote: 5:0**

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### **III. PUBLIC MEETING**

#### **A. Approve meeting minutes**

**Members of the Board voting:** Chairperson Maslowski, Bob Doane, Brendan Lowney, Lynne Zalesak and Julia Eldredge

**Motion:** Move to approve the Meeting Minutes from the regular meeting on May June 22, 2022 ad July 13, 2022 as printed.

**Approved**

**Motion: Bob Doane      Second: Brendan Lowney      Vote: 5:0**

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

- a. Any new business per the Board's discretion
- b. Discussion-203 Bank Street, Joe Rego, III Harwich Fire Association

Mr.. Rego was present, representing the Harwich Fire Association. He distributed pictures and explained that they are in the process of purchasing 203 Bank Street. He is asking for the Board's support and explained their mission and the improvements that they're hoping to make to the building. He gave a brief history of the Fire Truck that they have in their possession which will be displayed in a part of the building to be used as a museum.

**Motion:** Motion to support the Harwich Fire Association's CPC applications to restore the old Fire Station.

**Approved**

**Motion: Doane      Seconded: Lowney      Vote 5:0**

- c. Appointment of HDHC Representative to the Community Preservation Committee

**Motion:** Motion to reappoint Bob Doane as the HDHC's representative to the Community Preservation Committee

**Approved**

**Motion: Lowney      Second: Eldredge      Vote: 5:0**

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### **C. OLD BUSINESS**

- a. Proposed property study of additional historic properties to inventory - discussion

Mr. Doane noted that he has an inventory list that they will present for the bid process.

- b. Reports from Commission Members

Ms. Maslowski reported that they are due to send their report to the Board of Selectmen this week. She has requested another date and will inform the members when that date is set.

### **Adjourn**

**Motion:** Move to adjourn the meeting.

### **Approved**

**Motion:**     **Doane**                   **Second:**     **Eldredge**           **Vote: 5:0**

Respectfully submitted,

Judith R. Moldstad  
Board Secretary

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