

Harwich Planning Board Agenda – Reposted for **Correction**

**Tuesday, August 25, 2020 – 6:30 PM**

Griffin Room, Town Hall, 732 Main Street, Harwich

This meeting will be held VIA REMOTE PARTICIPATION ONLY.

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- I. Call to Order** Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.
- II. Public Hearing:**
- A. *Continued PB2020-02 Steve Gopoyan & Swavi Osev*, as applicant/tenant, c/o Andrew Singer, Esq., Emulous E Hall, et als., as owners, seeks approval of a Site Plan Review Special Permit and a Use Special Permit with waivers, pursuant to the Code of Town of Harwich §§325-13, ¶IV Line 30, -55 and -51 to construct a miniature golf course and expand and improve the parking and vehicle access. The property is located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. Continued from 7/28/20. **Please note:** *Applicant requests a continuance to September 10, 2020. No testimony will be taken.*
- III. Public Meeting\***
- A. New Business:
1. **Zoning Board of Appeals Advisory Opinions:** August 26, 2020.
  2. **Minutes:** August 11, 2020
- B. Old Business:
1. Status of proposed zoning amendments: Multifamily and West Harwich Special District
- C. Briefings and Reports by Board Members
- IV. Adjourn**

**PLEASE NOTE:** *We request all who are attending this meeting to please observe the same courtesies that would be observed if you were here in person. If you need to conduct unrelated business before your item on the agenda comes up, we request you mute your line – Use \*6 to mute and unmute your phone.*

\*Per the Attorney General’s Office – Boards/Commissions may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business”.

*Next Planning Board Meeting (Subject to Change) – ~~Tuesday, September 8,~~ **Thursday, September 10,** 2020. Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.*

Authorized Posting Officer: Elaine Banta, ebanta@town.harwich.ma.us or 508-430-7511

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*Memorandum from  
Charleen Greenhalgh, Town Planner  
Town of Harwich*

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**AGENDA ITEMS: II.A**

August 18, 2020

To: Planning Board  
From: Charleen Greenhalgh  
Re: PB2020-02 Gopoyan & Osev

The hearing for each this case **must** be **re-opened** at the August 25, 2020 Planning Board Meeting.

**PB2020-02 Gopoyan & Osev**

The Applicant has requested a continuance of this hearing to September 10, 2020.

**Recommended Motion:** Move to continue the public hearing for case PB2020-02 Gopoyan & Osev to Thursday, September 10, 2020 not earlier than 6:30 pm.

# Law Office of Singer & Singer, LLC

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Andrew L. Singer  
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\_\_\_\_\_  
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August 10, 2020

## **Via E-Mail**

Harwich Planning Board  
732 Main Street  
Harwich, MA 02645

Re: 0 Sisson Road and 346 Route 28, Harwichport

Dear Members of the Board,

I am writing to respectfully request that the hearing scheduled on the above property for August 25, 2020, be further continued to the Board's September 10, 2020, hearing so that the Applicant can complete review with the Planning and Engineering Departments as part of their Staff review.

Thank you for your consideration of the Applicants' proposal.

Very truly yours,  
*Andrew L. Singer*  
Andrew L. Singer

ALS/A

**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS  
Wednesday, August 26, 2020 at 7:00 p.m.  
VIA REMOTE ACCESS  
AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail **by noon on Monday, August 24, 2020. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access <https://aca3.accela.com/harwich/> Click Building and "Search Applications" or by specific request to [building@townofharwich.us](mailto:building@townofharwich.us)**

**This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED.** Call in instructions will be posted on the meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker's March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at [www.harwich-ma.gov](http://www.harwich-ma.gov). For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at: <https://harwich18.dyndns.org/cablecast/public/Live.aspx?ChannelID=1>

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**Case # 2020-29**

David Scott Sloan, Trustee of 49 Snow Inn Road Nominee Trust, through his agent, Attorney Andrew Singer has applied for a Special Permit to demolish a pre-existing, non-conforming single family dwelling and replace it with a less non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **49 Snow Inn Road**, Map 15, Parcel N2 in the RL Zoning District.

**Case # 2020-30**

Robert E. Crowley and Susan J. Crowley have applied for a Special Permit or in the alternative, a Variance to convert an existing garage/studio into an Accessory Apartment. The application is pursuant to the Code of the Town of Harwich, §325-14, §325-Table 2 - Area Regulations and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6 and/or §10. The property is located at **17 Charlene Lane**, Map 113 Parcel S1-8 in the RR Zoning District.

**Case # 2020-31**

Christos P. Alex, Tr. And Maria I. Alex, Tr., through their agent, Thomas Moore have applied for a Special Permit to create an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and §325-Table 2 - Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **44 Sugar Hill Dr**, Map 88, Parcel R55 in the RR Zoning District.

**Case # 2020-32**

Wychmere Harbor Real Estate, LLC, through their agent, Attorney Andrew Singer have applied for an amendment/modification to a Special Permit granted under Case 2019-28 to make alterations to a previously approved design at the north and south ends of the replacement restaurant building and make accompanying landscape revisions. The application is pursuant to the Code of the Town of Harwich, §325-54 (B) as set forth in MGL Chapter 40A §6. The property is located at **23 Snow Inn Road**, Map 8, Parcel P-2-12 in the RH-3 and RL Zoning Districts.

**Case # 2020-33**

Richard M. Barry and Deborah H. Barry, Trustees of Deborah H. Barry Living Trust, through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance to construct a second story addition and deck onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-Table 2 - Area Regulations and §325-54 as set forth in MGL Chapter 40A §6 and/or §10. The property is located at **14 Riverway**, Map 1, Parcel J1-10A in the RH-1 Zoning District.

**Case # 2020-34**

Steven Clark, President of DFN, Inc., through his agent, Attorney William Crowell has applied for a Variance to allow for a non-conforming use at a lot with a grandfathered, pre-existing non-conforming use in order to install a solar/photovoltaic facility. The application is pursuant to the provisions of MGL Chapter 40A §10. The property is located at **0 Depot Rd.**, Map 64, Parcel S1 in the RR Zoning District.

In other business, the Board will address the following:

- \* Approval of minutes from the July 29, 2020 meeting.
- \* New Business per the Board's discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

*In accordance with State Law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org). The Town is not responsible for any errors in the electronic posting of this notice.*

*Per the Attorney General's Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business."*

*This Agenda may change at the discretion of the Board.*

Authorized Posting Officer: Shelagh Delaney, [sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us)

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: August 6<sup>th</sup> and 13<sup>th</sup>, 2020.**

**HARWICH PLANNING BOARD**  
**HARWICH TOWN HALL - 732 MAIN STREET, HARWICH**  
**VIA REMOTE PARTICIPATION GoToMeeting.com**  
**TUESDAY AUGUST 11, 2020 – 6:30 PM**  
**MEETING MINUTES**

**BOARD MEMBERS PRESENT:** Vice-Chairman, Allan Peterson; Arthur Rouse; David Harris; Mary Maslowski; William Stoltz; Craig Chadwick; and Duncan Berry were all present via remote participation.

**BOARD MEMBERS ABSENT:** Chairman, Joseph McParland.

**OTHERS PRESENT:** Charleen Greenhalgh; Katie Tenaglia; Kristen Berry; Robert Ormon; Ralph Diamond; Gail McAleer; Rick Hamlin; Sally Urbano; Sarah Korjeff; Chloe Schaefer; Cyndi Williams, and others.

**CALL TO ORDER** - 6:35 PM by Vice-Chairman Peterson with a quorum present.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by logging in or calling in as specified above on this agenda.

**PB2020-13 Davenport Companies Inc., 0 Old Campground Road, Use Special Permit**

***Representative:*** John M. O'Reilly, PE, PLS

Vice-Chairman Peterson re-opened the hearing at 6:37 PM. Applicant seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 0 Old Campground Road Map 30, Parcel C12 in the R-M District. Continued from June 25, 2020. The applicant has requested a withdrawal without prejudice.

At 6:38pm, Mr. Chadwick made the motion to close the public hearing, seconded by Mr. Berry, unanimously so voted via roll call (7-0-0).

Mr. Chadwick made the motion to allow for the withdrawal without prejudice of case PB2020-13 for Davenport Companies Inc., seconded by Mr. Berry, unanimously so voted via roll call (7-0-0).

**PB2020-14 Davenport Companies Inc., 0 Old Campground Road, Use Special Permit**

***Representative:*** John M. O'Reilly, PE, PLS

Vice-Chairman Peterson re-opened the hearing at 6:40 PM. Applicant seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of

Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 0 Old Campground Road Map 30, Parcel C11 in the R-M District. Continued from June 25, 2020. The applicant has requested a withdrawal without prejudice.

At 6:42pm, Mr. Chadwick made the motion to close the public hearing, seconded by Mr. Stoltz, unanimously so voted via roll call (7-0-0).

Mr. Berry made the motion to withdraw the application, seconded by Mr. Chadwick. Mr. Berry amended the motion to allow for the withdrawal without prejudice of case PB2020-14 for Davenport Companies Inc., seconded by Mr. Chadwick, unanimously so voted via roll call (7-0-0).

**PB2020-20 Ormon, Robert, 524 Depot Street, Use Special Permit**

***Representatives:*** Rick Hamlin, William Crowell Jr., and Robert C. Chamberlain

Vice-Chairman Peterson opened the hearing by reading the legal notice into the record at 6:43 PM. Applicants seek approval of a Use Special Permit pursuant to the Code of Town of Harwich §§325-13.D, ¶ IV, Line 2, and §325-51 for Automotive Service & Repair. The property is located at 524 Depot Street, Units 1 & 2, Maps 45, Parcel S2-1-1, in the IL zoning district.

Mr. Hamlin explained that the proposal is for bays 1 and 2, located at 524 Depot Street. They are proposing to be used as a mechanic repair shop. He explained the parking, and facility specifications.

Mrs. Greenhalgh read the planners report and departmental input into the record. Comments from Other Boards/Committee/Departments: Health: The Health Department has no issues with the plan- however; we do require a breakdown of what the other units were being used for in order to guarantee there is proper septic flow. The engineered septic plan shows that 561 gallons per day are provided, for 35 employees. Each service bay requires 150 gallons per day per bay. That would leave a remaining flow for 17 employees allowed in the other remaining bays. Additionally, any holding tank would need to comply with plumbing requirements. Engineering, Water, Fire, Police, Highway, and Conservation: No concerns or comments Planning Staff Comments: 1. This property may look familiar to the Planning Board. It was before you in December 2019 for a Waiver of Site Plan, which was approved. 2. This is an eight (8) bay industrial building providing 36 parking spaces overall 3. The proposed automotive service and repair, per the July 7, 2020 letter from Mr. Hamlin, will comprise two (2) service bays with only one employee, the owner. There would only be one car per bay stored overnight. Two of the seven parking spaces are within the service bays themselves, with 5 additional spaces designated in the southwest corner of the parking lot. 4. Planning Staff has no concerns; however imposing standard conditions are recommended.

Mr. Ormon explained that there is only 1 tenant in the building. They are not concerned with the Health Department concerns. They will deal with the others as they are rented out. Bill Stoltz asked if each of these units will have holding tanks. Mr. Ormon explained that the tanks have already been installed, and approved for each bay.

Ms. Maslowski made the motion to close the public hearing at 6:51 PM, seconded by Mr. Chadwick, unanimously so voted via roll call (7-0-0).

Ms. Maslowski motion the proposed findings, seconded by Mr. Harris, unanimously so voted via roll call (7-0-0).

1. The parcel is in the I-L zoning district.
2. The existing site is suitable for the proposed use.
3. Only one (1) employee is proposed.
4. Only one car per bay shall be stored overnight.
5. Parking as proposed is suitable.
6. The use as proposed will not adversely affect the neighborhood.
7. The specific site is an appropriate location for such a use.
8. There will be no nuisance or serious hazard to vehicles or pedestrians.

Ms. Maslowski made the motion to approve with conditions a Use Special Permit for PB2020-20 Robert Ormon pursuant to the Code of Town of Harwich §§325-13.D, ¶ IV, Line 2, and §325-51 for Automotive Service & Repair for the property located at 524 Depot Street, Units 1 & 2, Maps 45, Parcel S2-1-1, in the I-L zoning district, based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval; with the following conditions: 1) Any changes or expansion of the use of Units 1 and 2, shall require further review and approval from the Planning Board. 2) This Special Permit applies to Unit 1 and Unit 2 only. 3) The Special Permit decision shall be recorded at the Registry of Deeds. 4. Board of Health and Plumbing requirements are all met, seconded by Mr. Harris, unanimously so voted via roll call (7-0-0).

#### **ZONING AMENDMENT PUBLIC HEARING- Essential Services**

Vice-Chairman Peterson opened the Zoning Amendment Public Hearing at 6:56 PM by reading the legal notice into the record. In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, August 11, 2020 not earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider an amendment to the Harwich Zoning Codes: Article \_\_\_\_: To see if the Town will vote to amend the Code of the Town of Harwich – Zoning by deleting the definition of “Essential Services” within §325-2 – Definitions and by deleting within §325-13 – Table 1, Paragraph II – Public and Quasi Public Uses, Item 3 – Essential services; facility, utilities.

Mrs. Greenhalgh explained that on June 25, 2020 the Planning Board voted unanimously to send the proposed zoning amendment relative to the removal of the term Essential Services to the Board of Selectmen to begin the public hearing process pursuant to MGL c.40A, §5. The proposed amendment was sent to the Board of Selectmen on July 1, 2020. On July 13, 2020 Board of Selectmen voted to refer the proposed zoning amendment relative to the removal of the term Essential Services to the Planning Board. This was forwarded to the Planning Board on July 14, 2020. The Board has 6 months from public hearing to town meeting vote. Town meeting is scheduled for September, so it is recommended to hold an additional public hearing just to be sure the timing works out. It was also recommended by town council to eliminate this definition. These amendments have also been vetted by Town Council. ZBA had no concerns after



discussion with the Town Planner, and Town Council. These amendments will make projects smoother.

No comments from Board members or the public.

After no comments, Ms. Maslowski made the motion to close the public hearing at 7:00 PM seconded by Mr. Harris, unanimously so voted via roll call (7-0-0).

Ms. Maslowski made the motion to approve the amendment and send it to Town meeting, seconded by Mr. Berry, unanimously so voted via roll call (7-0-0).

### **PB2020-22 Bryan Barrows, 243 Queen Anne Road, Waiver of Site Plan Review**

Vice-Chairman Peterson called the matter to order, the applicant seeks approval of a Waiver of Site Plan Review pursuant to the Code of the Town of Harwich §325-55.F to construct / erect a temporary manufactured, two-bay, 50' x 60' fabric covered structure and an already improved lot. The property is located at 243 Queen Anne Road, Map 58, Parcel N4-3, in the I-L zoning district

Mrs. Greenhalgh explained they are seeking a withdrawal without prejudice.

Ms. Maslowski made the motion to allow withdrawal without prejudice under the request of waiver for site plan review, seconded by Mr. Harris, unanimously so voted (7-0-0).

**MEETING MINUTES:** Mr. Chadwick made the motion to approve the minutes from July 14, 2020 and July 28, 2020, seconded by Mr. Berry, unanimously so voted (7-0-0).

### **PB2019-29 Davenport Companies request for a full covenant release in exchange for a cash surety – Celebration Way**

Mrs. Greenhalgh explained that the applicant has requested a complete release of covenant for the Celebration Way subdivision off Headwaters Drive. The request was made on July 6, 2020. The Board has 45 days to act on this request (August 20, 2020). The Town Engineer has reviewed the request and the Board received a copy of his report. The recommended amount for the cash surety is \$361,462.50. A draft copy of the release is also attached in the amount of \$361,463.00. A check in the amount of \$361,463, should be delivered to the Planning Department prior to noon on August 11, 2020. In the event the cash surety is not received, Planning Staff recommend that the Board approve the release of covenant in exchange for the cash surety and we will hold the signed release until such time as cash surety has been received. The signed covenant release shall not be relinquished to the applicant until the cash surety has been deposited with the Town. Recommended Motions: Move to approve and sign the full covenant release and the performance cash surety for case PB2019-29 Davenport Companies for the Celebration Way subdivision, said covenant release is in exchange for a performance cash surety in the amount of \$361,463, to be held in an interest bearing account with the Harwich Town Treasurer.

*From Town Engineer, Griffin Ryder:* Conducted a review of the cost estimates provided by the Davenport Companies from Barrows Excavating (Barrows) and GFM Enterprises, Inc. (GFM) for the construction of the approved Celebration Way subdivision roadway. The cost estimate provided by Barrows is incomplete as paving didn't appear to be included. Therefore, the cost estimate provided by GFM has been utilized to determine the cost of the roadway construction work. The cost estimate from GFM did not include an estimated fee for setting the concrete bounds or developing a final as-built plan. The engineer and surveyor of record for the subdivision design, Ryder & Wilcox, Inc., has provided a supplemental cost estimate for setting the bounds and the final as-built plan. The final cost estimate includes the following: • Erosion Control \$ 2,425.00 • Site Clearing, Grubbing, & Tree Removal \$ 8,425.00 • Excavation \$13,975.00 • Water Utilities \$52,500.00 • Storm Drainage Utilities \$59,725.00 • Asphalt Prep/Paving \$79,050.00 • Finish Grade/Loam/Seed \$ 5,350.00 • Miscellaneous (retaining wall) \$12,025.00 • Setting concrete bounds and As-Built Plan \$ 7,500.00 • Total Cost Estimate \$240,975.00 • Total Cost Estimate @ 150% \$361,462.50 The total cost to construct Celebration Way is \$240,975.00. Using the 150% cost contingency calculation the total value to be provided by the proponent should be \$361,462.50.

Ms. Maslowski asked if the check was received yet. Mrs. Greenhalgh explained not yet, but they are in the process of purchasing the property. They asked for the final document to wait, but that will not impact the vote. They will asked Board Members to come in to sign when the documents are ready for signatures.

Ms. Maslowski made the motion to approve and sign the full covenant release and the performance cash surety for case PB2019-29 Davenport Companies for the Celebration Way subdivision, said covenant release is in exchange for a performance cash surety in the amount of \$361,463, to be held in an interest bearing account with the Harwich Town Treasurer, seconded by Mr. Chadwick, unanimously so voted (6-0-0). (Mr. Rouse was not eligible to vote on this matter as an alternate members.)

### **Continued Discussion on West Harwich Special District Zoning Amendments**

Mrs. Greenhalgh explained that Sarah Korjeff and Chloe Schaffer are both on the call. Last time they met they were anticipating a community workshop to be held on August 4. The workshop went well, got positive feedback from public. The workshop is available on YouTube and Channel18 for anyone who would like to watch. A couple changes were made as a result of this workshop, and many positive and constructive comments were received. The document dated August 5, 2020 is based on conversations and comments received by noon on August 5, 2020. Since then there were a few comments worth mentioning. A 20' setback would be more appropriate here, and provide better buffers compared to 10'. Driveway access would still be applicable. Additionally, the maximum footprint was reduced to 3,000 square feet. Many email conversations were held between her and Sally Urbano, and they both felt that 4,000 square feet was still too big. Ms. Korjeff stated that she supports the change to 3,000.

Mrs. Greenhalgh stated that this will still be on selectmen's agenda Monday night. Board of Selectmen are the sponsor of this article. A memo and outline will be provided. Will be finalized tomorrow to be placed in the selectmen's packet.

Ms. Maslowski asked about Bishops Terrace. Is that footprint larger than 3,000 square feet? That would be a concern of hers. Mrs. Greenhalgh stated that it would be protected by the by-law because it is pre-existing, and zoning anyway. It would also be considered a necessary renovation.

Ms. Korjeff said that to maintain and reuse historic properties is a major goal. Building new there are restrictions, but adding on to existing structures is not. Renovate and reuse is allowed.

A lengthy discussion ensued. Board members asked questions all that were answered by either Mrs. Greenhalgh or Ms. Korjeff. Ms. Maslowski brought up concerns on the definition of demolition. Mrs. Greenhalgh stated she will include clarification in the document.

Mr. Chadwick asked questions on the incentive and the intent of the bylaw.

Ms. Korjeff said the incentives are allowing a simpler review process for historic properties added on to, and the second is specifically in dimensional requirements where it states for historic properties the planning board has flexibility on dimensional requirements.

A lengthy discussion ensued.

Sally Urbano asked for clarification about the sideline setbacks. Mrs. Greenhalgh stated it would be 20', and are consistent with the setbacks now. Ms. Urbano and Gail McAleer thanked Mrs. Greenhalgh, Ms. Korjeff, and the Board. Ralph Diamond asked when the latest list of historical houses was compiled. Ms. Maslowski said it was done in 2015 and put in use likely 2016. Mrs. Greenhalgh stated that sounded correct.

Mr. Berry made the motion to support the efforts of the Town Planner and the Cape Cod Commission staff on the West Harwich Special District bylaw and to support the regulation document, seconded by Mr. Harris, unanimously so voted (7-0-0)

#### **BOARD REORGANIZATION & ELECTION OF OFFICERS:**

Vice-Chairman Peterson nominated Mr. Berry as Chairman, seconded by Mr. Harris, unanimously so voted via roll call (7-0-0).

Ms. Maslowski nominated Mr. Peterson as Vice-Chairman, seconded by Mr. Berry, unanimously so voted via roll call (7-0-0).

Ms. Berry made the motion to adjourn at 7:58 PM, seconded by Mr. Chadwick, unanimously so voted via roll call (7-0-0).

Respectfully Submitted,  
Kathleen A. Tenaglia, Board Secretary

Adopted: