

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703
Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, April 21, 2021, 6:00 PM
Meeting Agenda

THIS MEETING IS VIA REMOTE PARTICIPATION ONLY. NO IN PERSON ATTENDANCE IS PERMITTED.

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<https://www.harwich-ma.gov/node/2421/agenda/2021>

I. Call to order - Reading of the Certain Requirements for Public meetings.

II. Public Hearing

- a. **HH2021-05 Notice of Intent (NOI)** has been received for 24 Central Ave, Map 6B, Parcel L91, in the R-H-2 zoning district. The application proposes partial demolition and renovations of various exterior features. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Manijeh Lawrence as Owner, Attorney William Crowell as Applicant.
- b. **HH2021-06 Notice of Intent (NOI)** has been received for 119 Chase Street, Map 11, Parcel U2-A, in the C-H-1 zoning district. The application proposes partial demolition and replacement of two windows. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Peter Edwards as Owner and Applicant.
- c. **HH2021-07 Certificate of Appropriateness (COA)** has been received for 745 Main St, Map 41, Parcel S1-2, in the C-V zone and the Harwich Center Historic District. The application proposes the demolition and replacement of a shed. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Rebecca and Christopher Allen as Owners/Applicants.
- d. **HH2021-08 Certificate of Non-Applicability (CONA)** has been received for 707 Main St, Map 41, Parcel D10, in the C-V zone and the Harwich Center Historic District. The application proposes repainting one side of the building exterior. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., David Hagstrom as Owner/Applicant.

III. Public Meeting

- 1) Discussion and Possible Vote
 - a. 328 Bank St – The Royal at Harwich Village – Work in Historic District
 - b. Meeting Minutes
 - i. October 21, 2020
 - ii. November 18, 2020
 - iii. March 17, 2021
 - c. Proposed Property Record Study
- 2) Reports from Commission Members
- 3) Other updates

IV. Adjourn

Next HDHC Meeting – Subject to Change – May 19, 2021

Authorized Posting Officer: Melyssa Millett mmillett@town.harwich.ma.us 508.430.7506

RECEIVED

MAR 17 2021

BUILDING DEPT

Date _____
Pynt Type _____
Amt \$ 55.00
Rec'd By _____

TOWN OF HARWICH
Harwich Historical and Historic District Commission
732 Main Street
Harwich, MA 02645

Telephone: (508) 430-7511

Fax: (508) 430-4703

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Notice of Intent

I, MANIJEH LAWRENCE, intend to demolish in whole *or* in part the
(Print Owners Name)
structure located at MAP 6B / 491, R42,
(Assessor's Map and Parcel #, Zoning District(s))
also known as 24 CENTRAL AVE.
(Number, Street, and Village)

Section 1 - Owner/Applicant and Location Information

(Note: A non-owner may only apply if the legal owner of record attaches a written statement authorizing the applicant to act as the owner's agent.)

Owner MANIJEH LAWRENCE Telephone 617-291-2874

Mailing Address 50 WOOD HILL AVE., NORFOLK, MA 02056

Applicant (If Different) William D. Crowell, Esq. Telephone 508-432-1643
466 Main Street
P.O. Box 185

Address Harwich Port, MA 02646

Address of Proposed Demolition 24 CENTRAL AVE.

Description of Structure to be demolished 1 1/2 STORY WOOD-FRAMED COTTAGE ON A FOUNDATION WITH VARIOUS RENOVATIONS OVER THE YEARS.

Section 2 - Determination of Historical Significance

Date Building was Constructed ~1910

Which records were used to establish this date? MACRIS # HRW.474

Is the building listed on the National or Massachusetts Register of Historic Places?

No. Yes. If yes, which register? _____

Original Owner if known UNK.

Subsequent Owners if known UNK.

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list:

NONE

Type of Architectural Style: CAPE COD COTTAGE

Method of Construction: WOOD FRAME

Type of Materials Used: WOOD

Name(s) of Architect, Designer or Builder if known: UNK

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition _____ or Partial Demolition Describe portion(s) to be demolished SEE PLANS

Age(s) of Portion(s) to be demolished VARIED

Describe how the remaining structure will be treated and renovated _____

STRUCTURE WILL KEEP FOOTPRINT. RENOVATED EXTERIOR IS DESIGNED TO BE SUBSTANTIALLY IN COMPLIANCE WITH 'CAMPGROUND' STREETSCAPE.

PRIOR TO PETITIONER OWNING THE SUBJECT PROPERTY A BASEMENT WAS ADDED WITH NEW WOOD SUPPORTS IN CEILING, ALONG WITH SCREENED PORCH, WINDOWS, AND GAS FIREPLACE WITH CHIMNEY GOING THROUGH SECOND FLOOR.

List reports of condition of structure and results of inspections conducted by certified engineer or other design professional NONE

Is there room on the site to relocate the structure or integrate it with the new project?

Yes X No _____

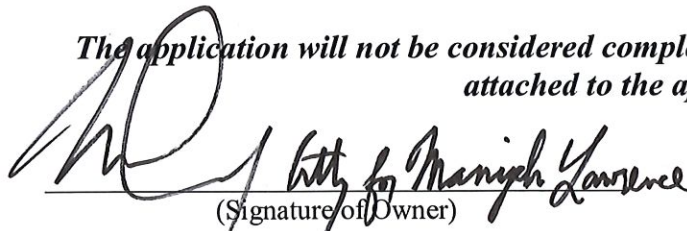
Describe what alternatives to demolition have been investigated NONE

Section 4 - Application Requirements (Pursuant to §131-8.B)
One (1) original and twelve (12) copies of each of the following (13 Total):

- Completed Application Form & Owner authorization if required
- Site Plan and Locus Map
- Registered Professional(s) Stamped Reports of Inspection
- Complete set of Photographs (of sufficient quality and number) showing
All exterior elevations, and
Significant Architectural Details, and /or
Detailing existing conditions supporting claim of conditions
- For Partial Demolitions: Plans and Drawings of existing areas to be demolished and final elevations of completed project
- List of and copies of appropriate references and documents consulted to determine age and historical significance of structure

One original Abutters List signed from the Assessor's Department (508.430.7503)

The application will not be considered complete until the following are provided and attached to the application.


(Signature of Owner)

3/16/21
(Date)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn without Prejudice	<input type="checkbox"/> Continued to _____
Signature of Chair _____		Date _____	

Sally at William D. Crowell

From: Lawrence, Manijeh [manijeh.lawrence@novartis.com]
Sent: Friday, March 12, 2021 2:07 PM
To: wcrowell.office1@comcast.net
Subject: Historic commission

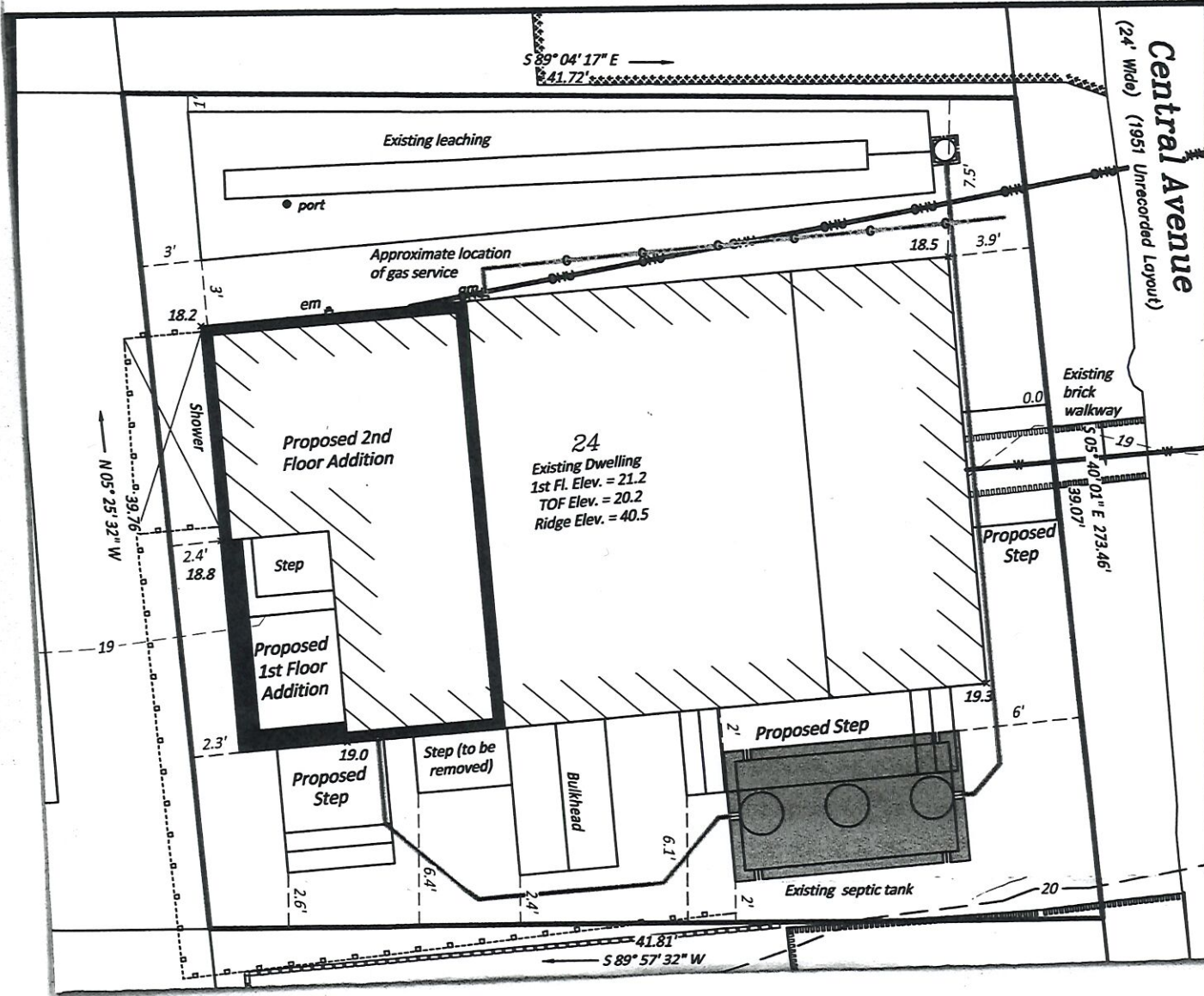
Hi Bill,

I would like you to file and represent me in front of the historic commission with regards to the 24 central Ave harwichport remodel.

Thanks

Manijeh Lawrence

Sent from my iPhone=



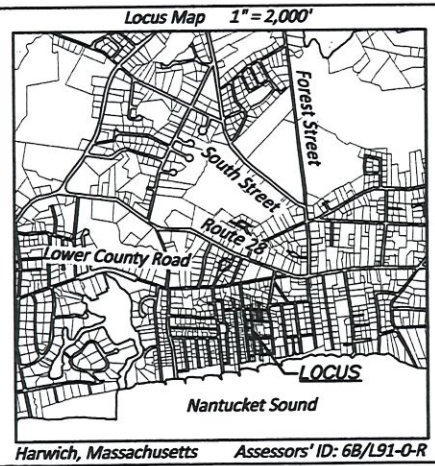
This plan is the compilation of several datasets. Each dataset meets or exceeds the minimum requirements of the National Map Accuracy Standards.

The topographic information is based on aerial LIDAR surveys prepared for the USGS in 2011 and 2013.

The background imagery is based on a drone orthomosaic compiled from images acquired in June of 2020 by ESE-LLC.

The planimetric information off locus is based on digitization of the drone orthomosaic.

The property lines are based on the plans of record translated to the datum based on GPS observations.



SITE PLAN

24 Central Avenue, Harwichport, Massachusetts

REMOVE THE 2ND FLOOR COMPLETELY INCLUDING THE ROOF OVER THE REAR KITCHEN AND BATH. REMOVE THE EXISTING FLOOR JOISTS AND DECKING AND FLOORING. INSTALL NEW TJI'S OR GPI FLOOR JOISTS 16" OC. REMOVE ALL GUTTERS, ROOFING, SIDING, FASCIA, SHINGLES, AND WIRING AND PLUMBING.



REMOVE ALL WINDOWS, DOORS, SHINGLES. NEW 1ST FLOOR CEILING HT WILL BE AT 9'-0". STUDS WILL BE ON 16" OC. EXISTING FIRST FLOOR CEILING HT IS 8'-7/2" VARIES +/- FINISH CEILING HEIGHT ON THE FIRST FLOOR WILL BE 9'-0". KEEP ALL HEADERS AND WINDOWS AT 6'-8" HEIGHT. SOLE PLATE WILL BE PRESSURE TREATED 2X6 STUDS. DOUBLE TOP PLATE. INSTALL INSULATION BETWEEN SOLE PLATE AND SUBFLOOR. 1ST FLOOR FLOOR JOISTS WILL REMAIN. TRY TO LEVEL AS MUCH AS POSSIBLE. BLOCK WHERE NECESSARY.

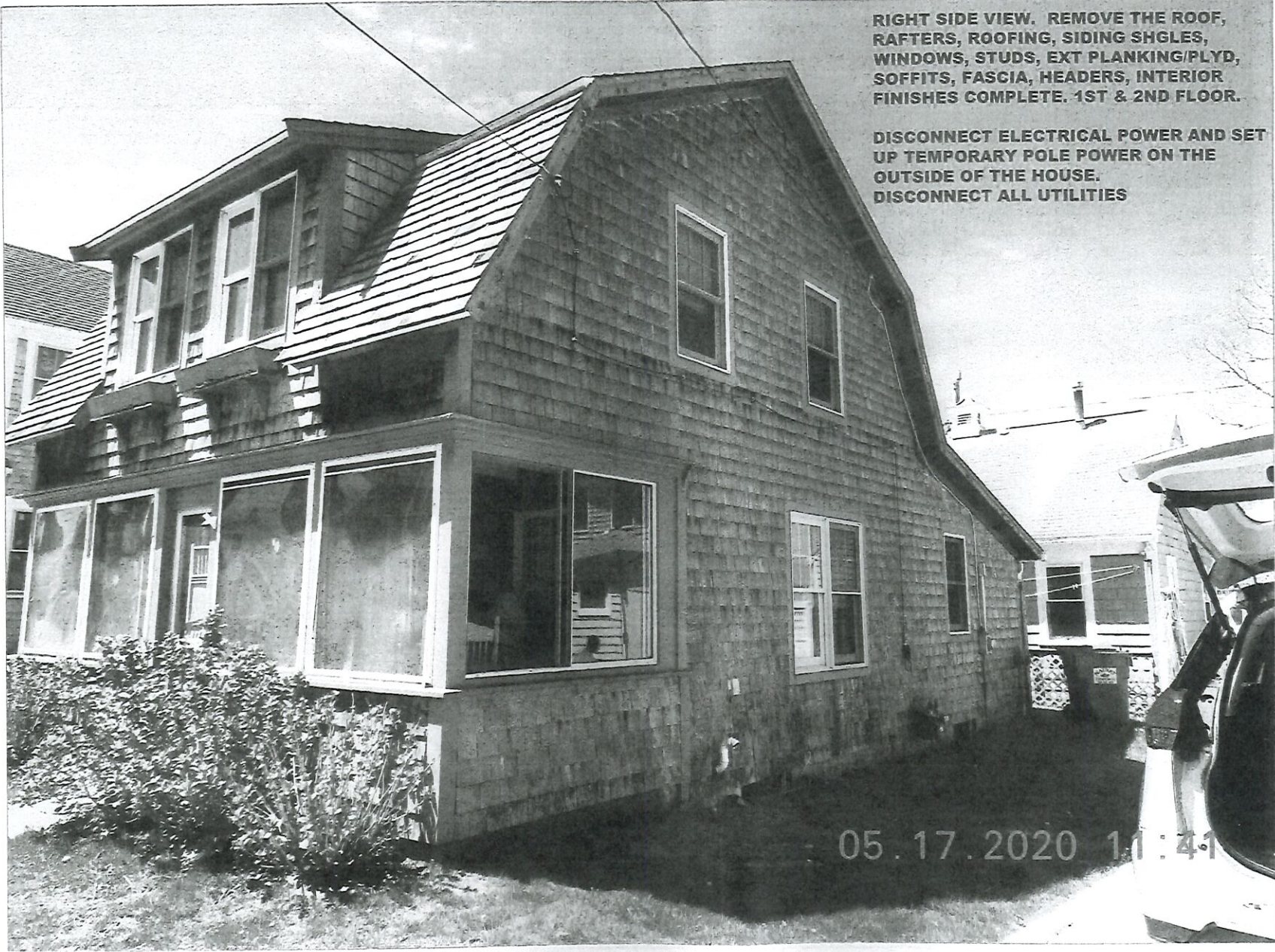
05.17.2020 11:39

MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
**EXISTING
FRONT
VIEW**

Project #	Sheet Number
Date	EFV-1
Scale	



RIGHT SIDE VIEW. REMOVE THE ROOF, RAFTERS, ROOFING, SIDING SHGLES, WINDOWS, STUDS, EXT PLANKING/PLYD, SOFFITS, FASCIA, HEADERS, INTERIOR FINISHES COMPLETE. 1ST & 2ND FLOOR.

DISCONNECT ELECTRICAL POWER AND SET UP TEMPORARY POLE POWER ON THE OUTSIDE OF THE HOUSE. DISCONNECT ALL UTILITIES

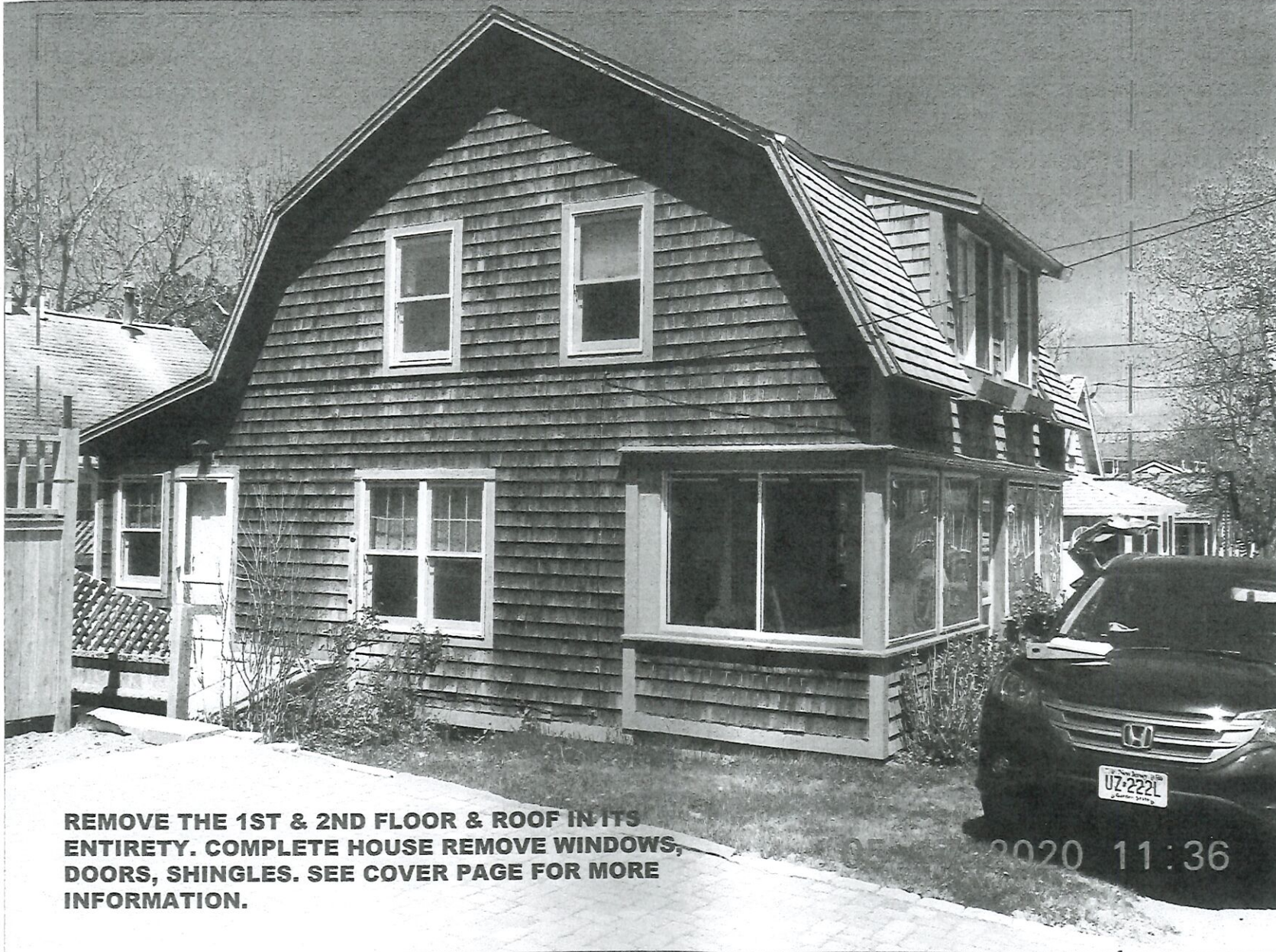
05.17.2020 11:41

MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
**EXISTING
RIGHT
SIDE
VIEW**

Project #	Sheet Number
Date	ERSV-1
Scale:	



REMOVE THE 1ST & 2ND FLOOR & ROOF IN ITS ENTIRETY. COMPLETE HOUSE REMOVE WINDOWS, DOORS, SHINGLES. SEE COVER PAGE FOR MORE INFORMATION.

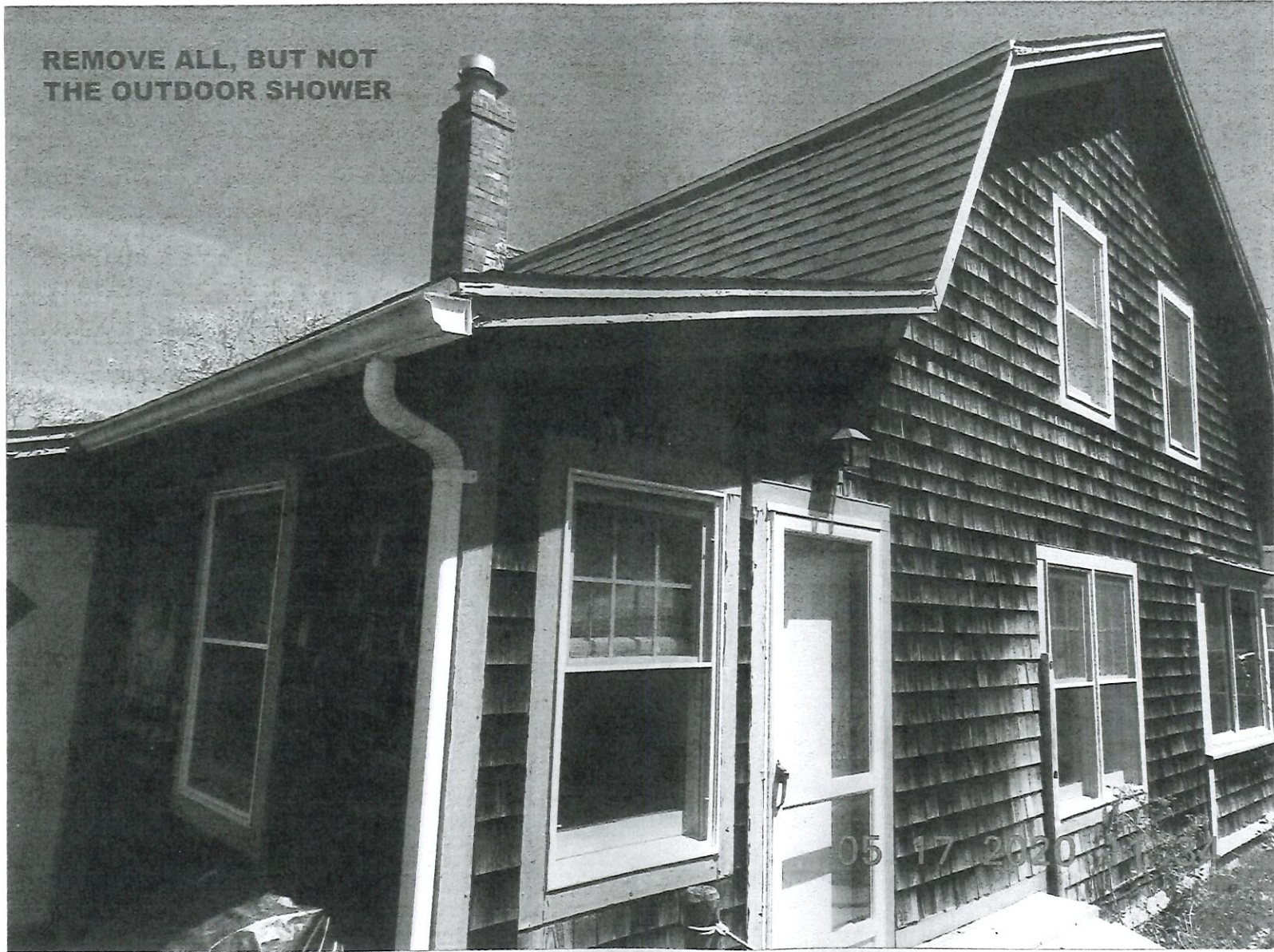
MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
**EXISTING
LEFT
SIDE
VIEW**

Project #	Sheet Number
Date	ELSV-1
Scale	

REMOVE ALL, BUT NOT
THE OUTDOOR SHOWER



MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
**EXISTING
REAR
LEFT SIDE
VIEW**

Project #	Sheet Number
Date	ERLSV-1
Scale	PARTIAL

**REMOVE ALL BUT NOT
THE OUTDOOR SHOWER**



MANIJEH LAWRENCE

24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES

Sheet Name

**EXISTING
REAR
RIGHT SIDE
VIEW**

Project #

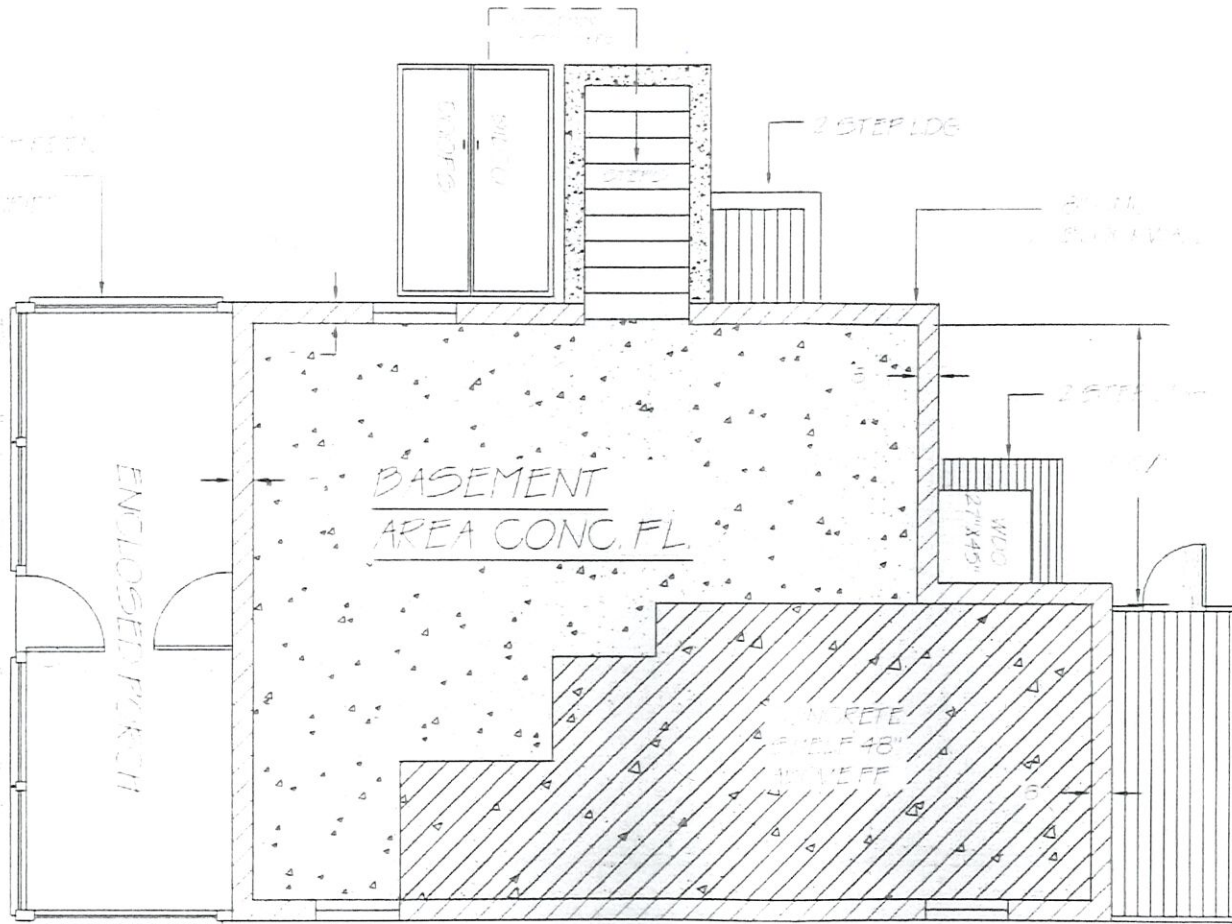
Sheet Number

Date

Drawn

**ERRSV-1
PARTIAL**

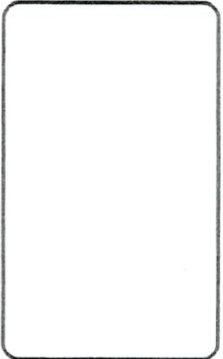
STREET SIDE



EXISTING BASEMENT FLOOR PLAN

Scale 1/4" = 1'-0"

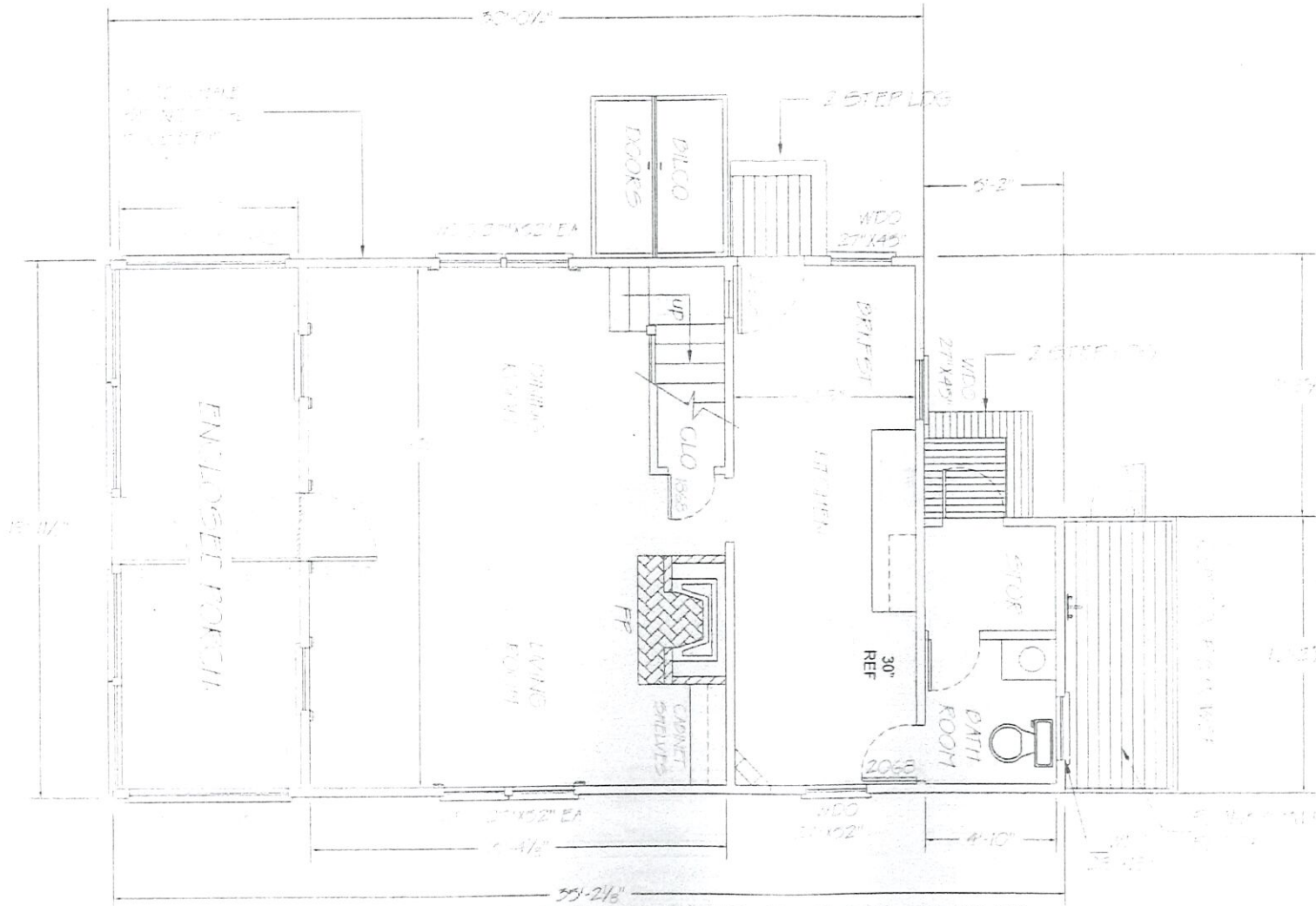
MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
**EXISTING
BASEMENT
PLAN**

Project #	Sheet Number
Date Sealed	A1
Scale	1/4" = 1'-0"

STREET SIDE



EXISTING FIRST FLOOR

Scale: 1/4" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE (FIELD VERIFY)

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HARWICHPORT,
MASSACHUSETTES

Sheet Name

EXISTING
1ST FLOOR
PLAN

Project #

Sheet Number

Date Sealed

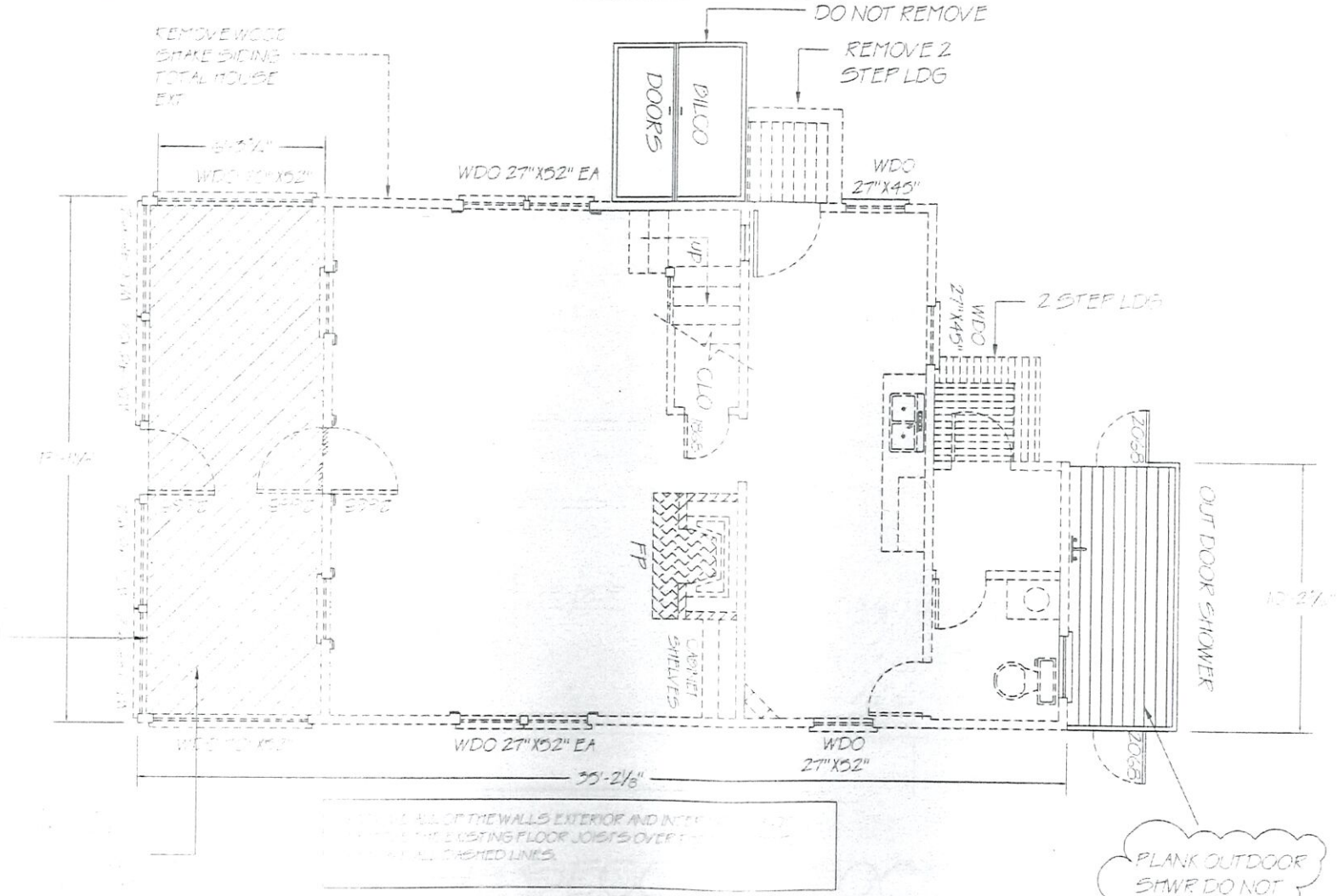
Scale

1/4" = 1'-0"

A2

REMOVE AND REFRAME THE WHOLE 1ST FLOOR

STREET SIDE



REMOVE ALL OF THE WALLS EXTERIOR AND INTERIOR AND REFRAME THE EXISTING FLOOR JOISTS OVER THE FOUNDATION. SEE ALL DASHED LINES.

PLANK OUTDOOR SHWR DO NOT REMOVE

DEMOLITION EXISTING FIRST FLOOR

Scale: 1/4" = 1'-0"

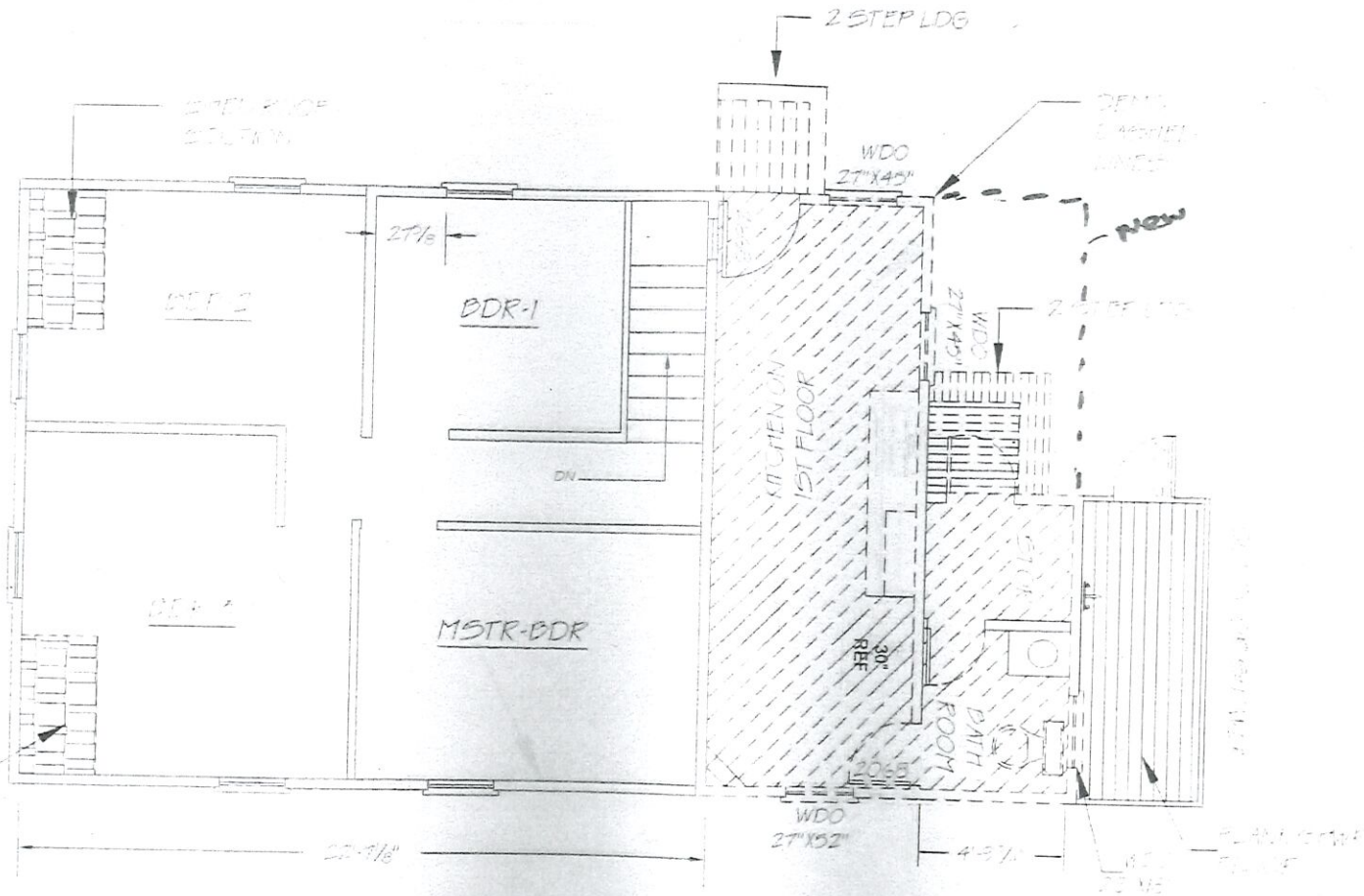
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 HARWICHPORT,
 MASSACHUSETTES



Sheet Name
**DEMOLITION
 1-ST FLOOR
 PLAN**

Project #	Sheet Number
Date Sealed	D1
Scale 1/4" = 1'-0"	

STREET SIDE



EXISTING SECOND FLOOR

Scale: 1/4" = 1'-0"

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HARWICHPORT,
MASSACHUSETTES

Sheet Name

EXISTING
2ND FLOOR
PLAN

Project #

Sheet Number

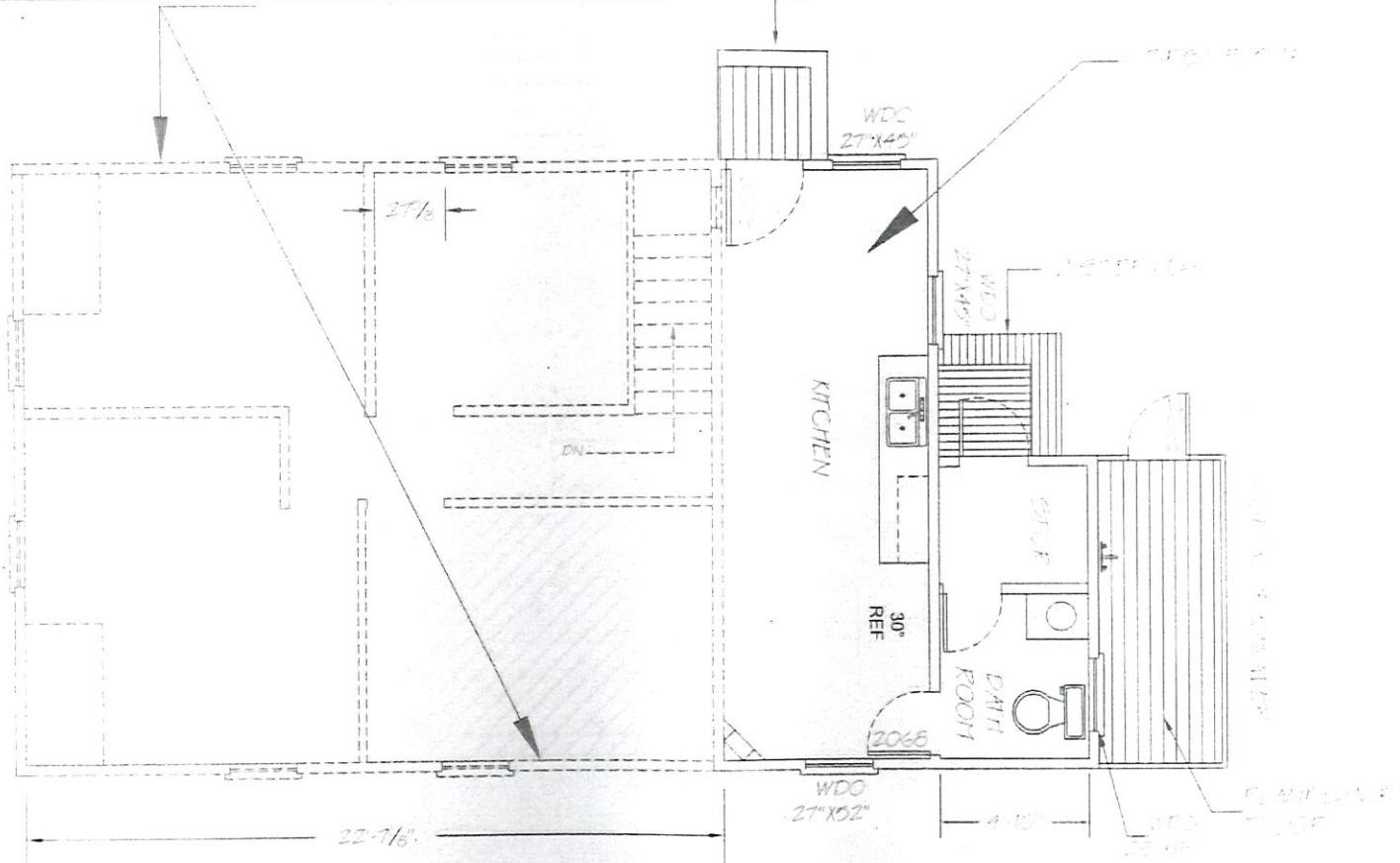
Date Sealed

Scale
1/4" = 1'-0"

A3

REMOVE WALLS THAT HAVE
DASHED LINES 2ND FLOOR

STREET SIDE



DEMOLITION EXISTING SECOND FLOOR

Scale: 1/4" = 1'-0"

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HARWICHPORT,
MASSACHUSETTES

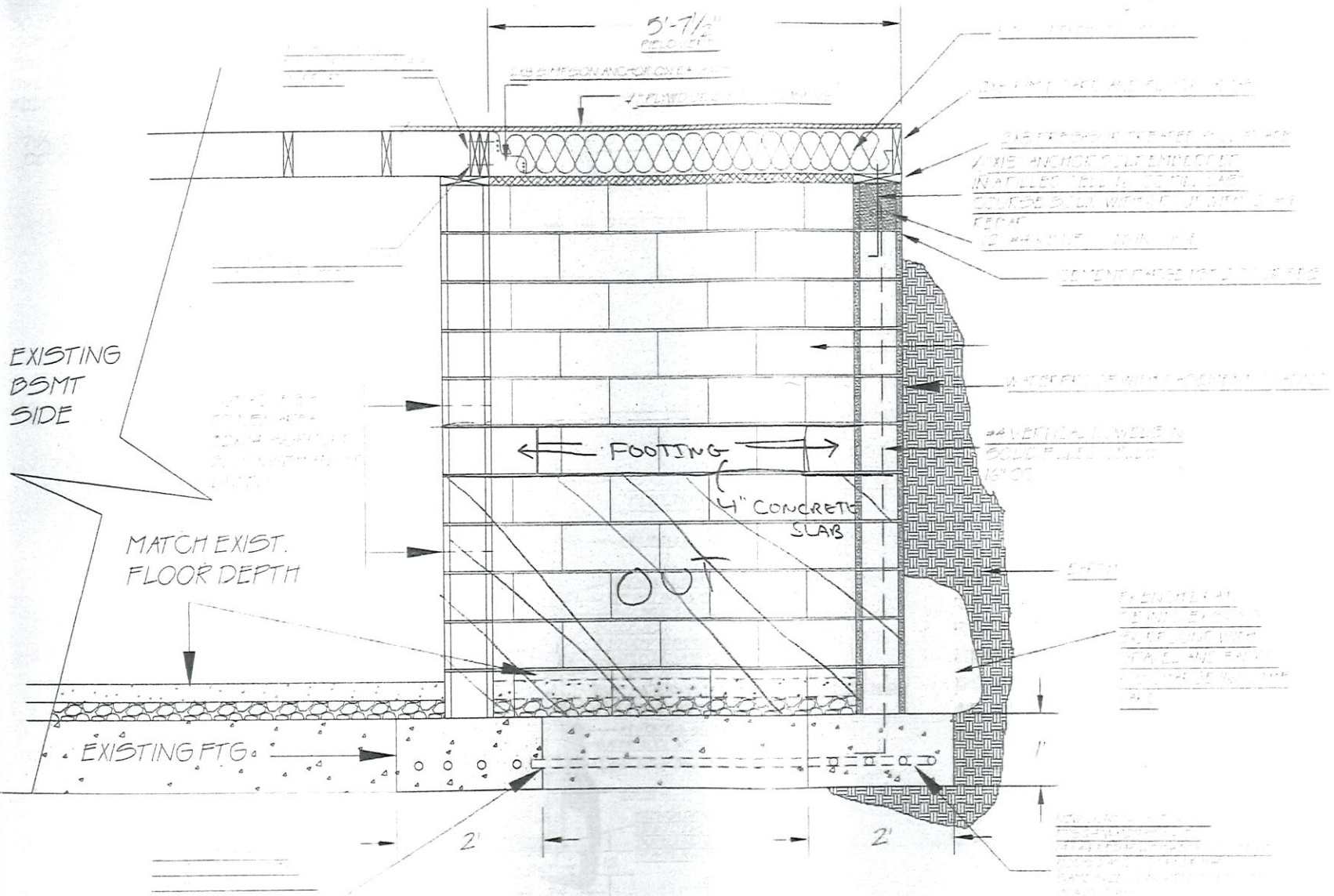
Sheet Name

**DEMO
2ND FL
PLAN**

Project # Sheet Number

Date
Scale
1/4" = 1'-0"

A4



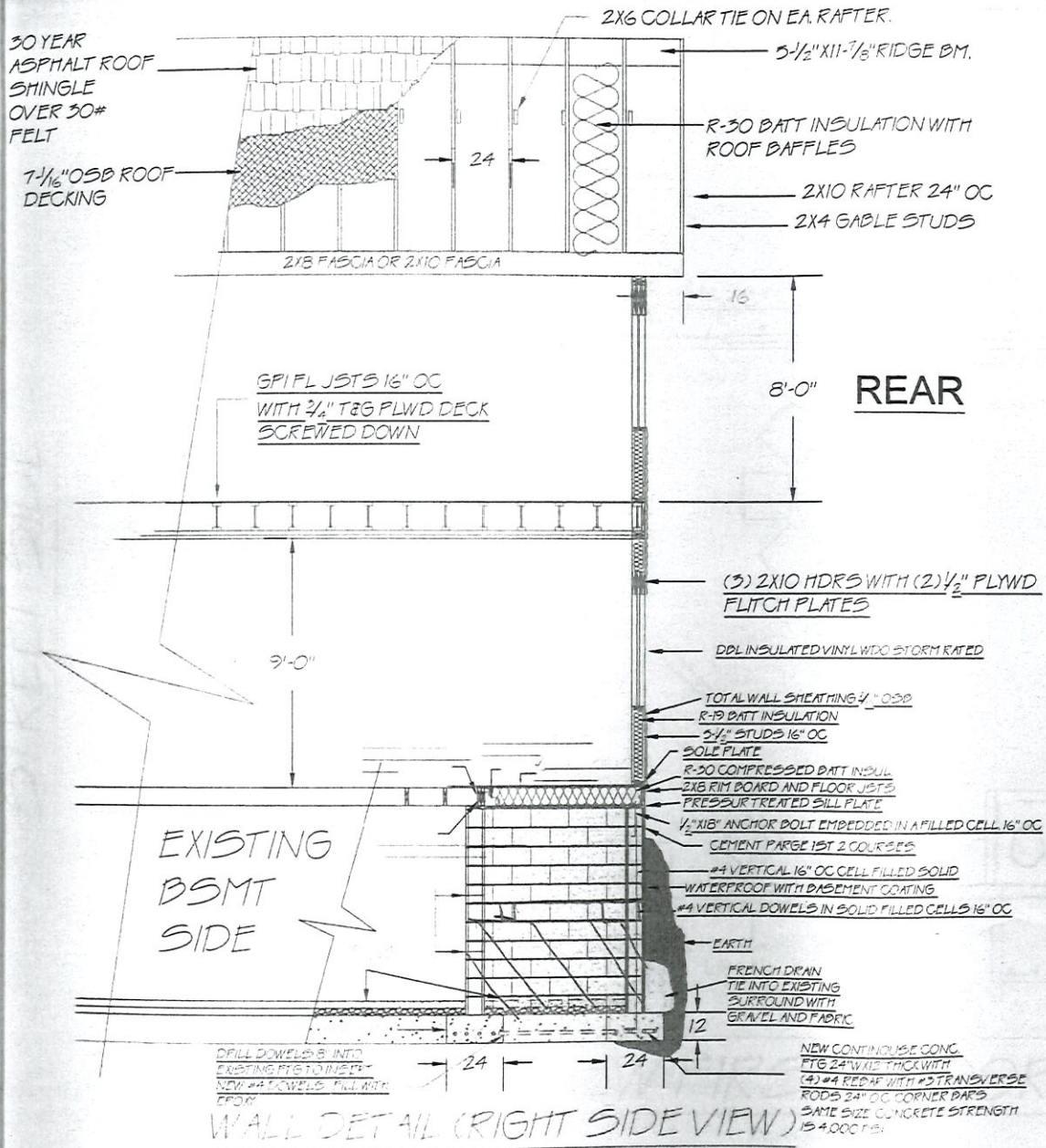
MANIJEH LAWRENCE
 24 CENTRAL AV.
 HARWICHPORT,
 MASSACHUSETTES

Project # _____
 Date _____
 Scale _____

Sheet Name
**SIDE
 VIEW
 FDTN
 PLAN**

Project # _____
 Sheet Number
A5.1

(DETAIL-1) NEW FOUNDATION SIDE VIEW PLAN



FRAMING NOTES:

1. RIDGE:: 5-1/4" X 11-7/8" BM
2. RAFTERS: 2X10, 24" OC
3. ROOF DECK: 7/16" OSB
4. FASCIA: 2X8 SIZE OR 2X10
5. WALL STUDS: 2X6
6. INTERIOR WALL STUDS: 2X4
7. EXT. WALL SHEATHING 7/16" X 4X8 OSB
8. FL JSTS 11-7/8" GPI JSTS 16" OC
9. DBL TOP PLATES
10. SOLE PLATE
11. FLOORING 3/4" T&G PLYD
12. GABLE STUDS 2X4 16" OC
13. COLLA TIES EA RAFTER 2X6
14. HURRICAN CLIPS ON EA RAFTER TO PLATE
15. SIMPSON ANCHOR RAFTER TO RIDGE HDRS: 2X10 WDOS AND DOORS
16. TYVEK HOUSE WRAP
17. 1ST FL. FLOOR JSTS 2X8 EXISTING DO NOT REMOVE

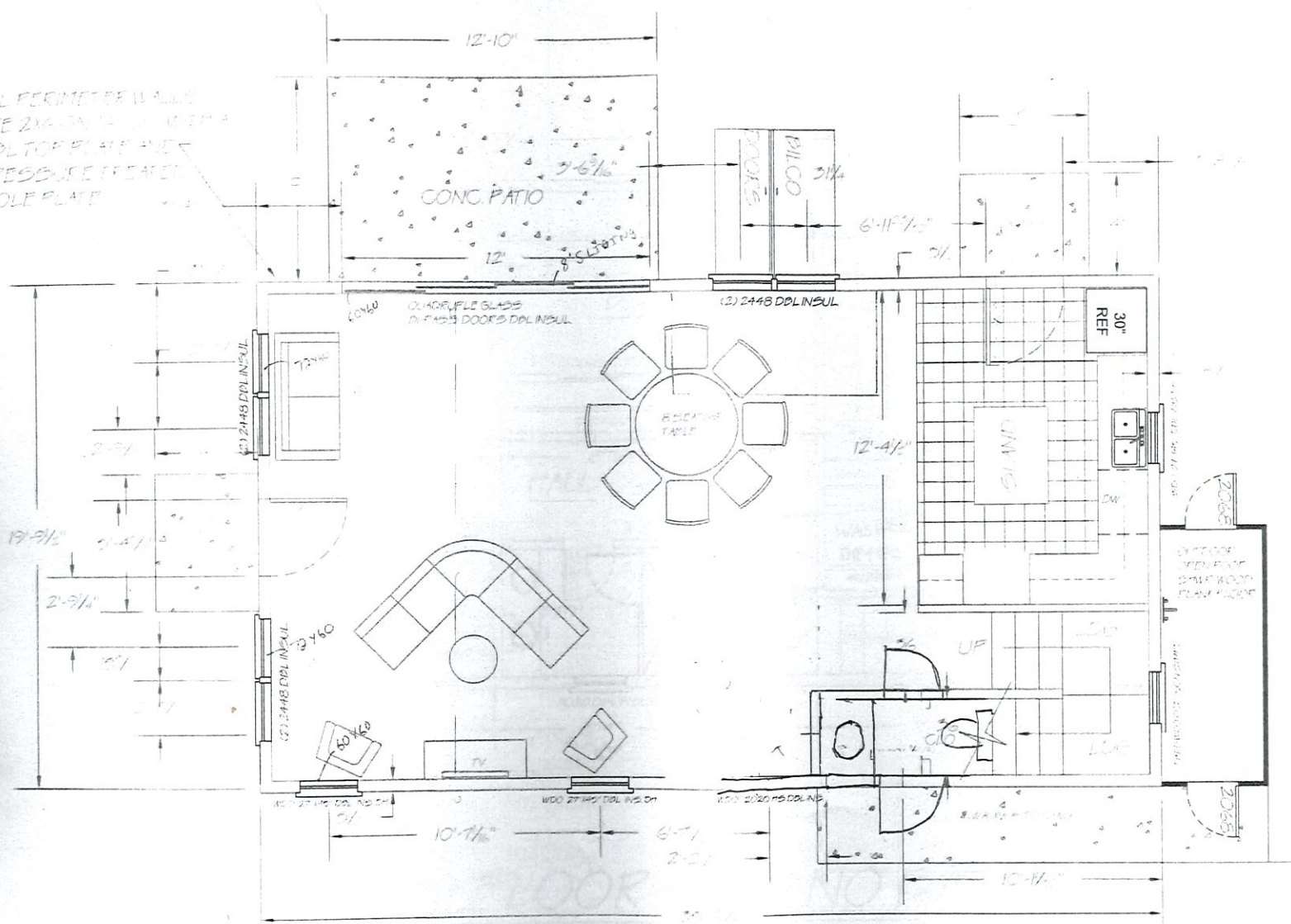
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HARWICH PORT,
MASSACHUSETTS

Sheet Name
**WALL
DETAIL
PLAN**

Project #	Sheet Number
Date	A5.2
Scale	1" = 1'-0"

STREET SIDE

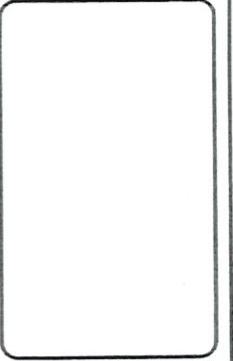
ALL PERIMETER WALLS ARE 2x6 CMU WITH 4 DDL TOP PLATE AND PRESSURE TREATED SOLE PLATE



NEW FIRST FLOOR

Scale: 1/8" = 1'-0"

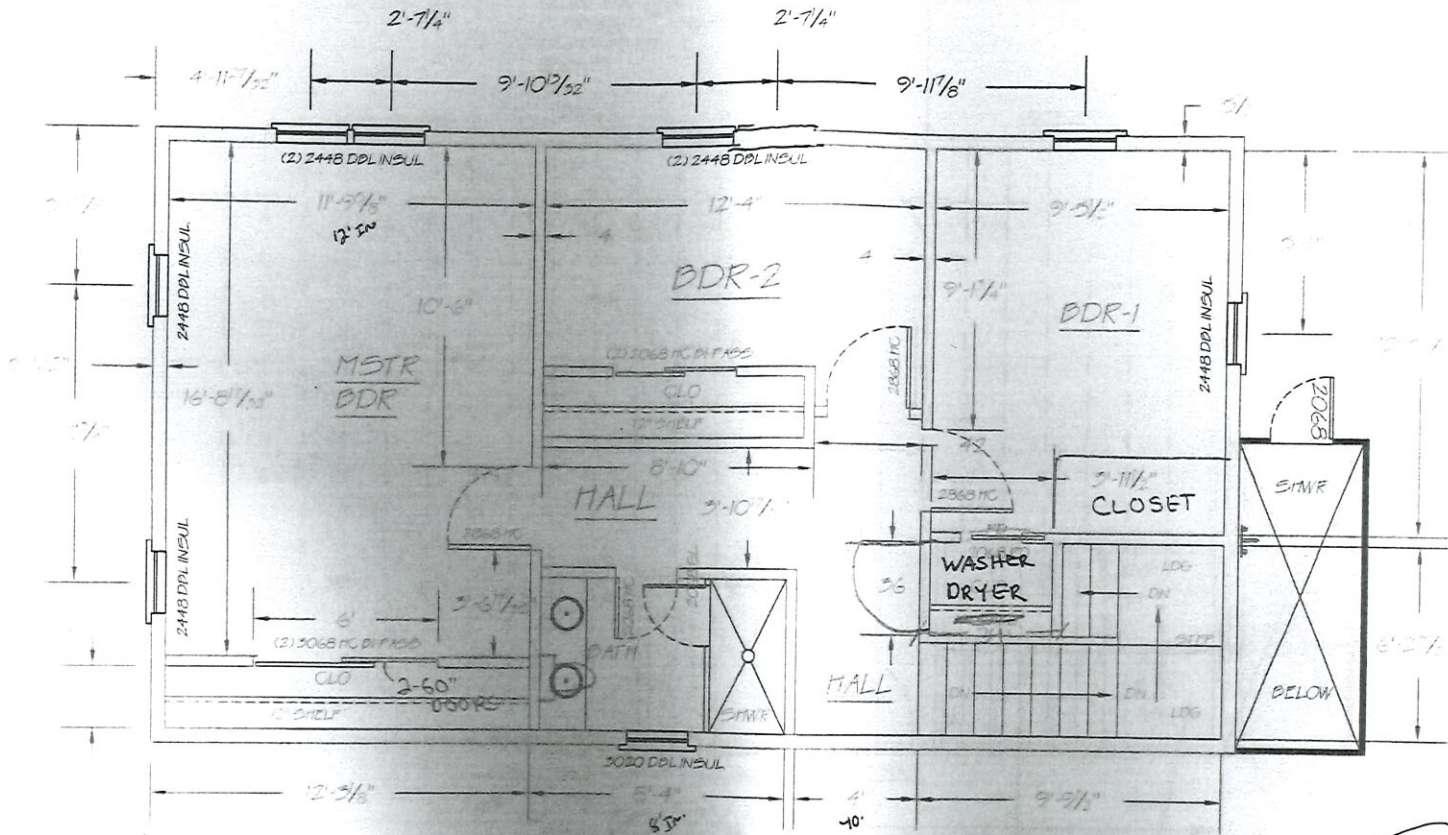
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 HARWICHPORT,
 MASSACHUSETTES



Sheet Name
**NEW
 1ST FLOOR
 PLAN**

Project # _____ Sheet Number
 Date _____
 Scale _____
A6

STREET SIDE

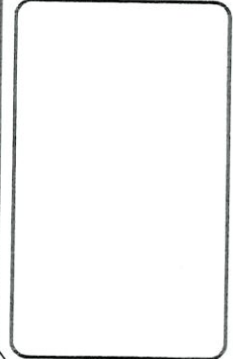


NEW 2ND FLOOR PLAN NO BALCONY

Scale: 1/4" = 1'-0"

3/4 mdf
23-9
10-10
30-12

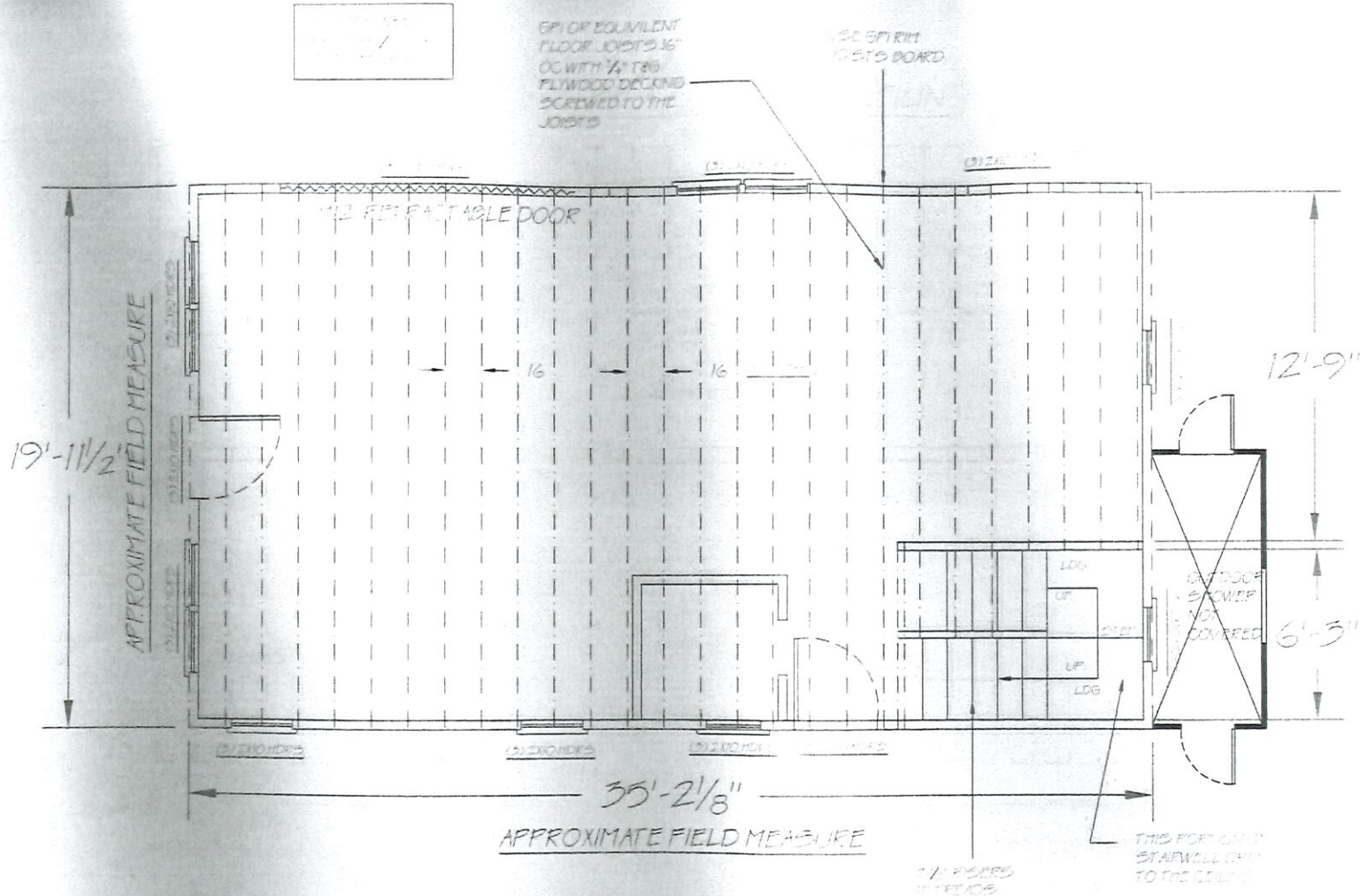
MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES



Sheet Name
NEW 2ND FLOOR PLAN

Project #	Sheet Number
Date	A7
Scale	

STREET SIDE



NEW 2ND FL. FLOOR FRAMING PLAN (NO BALCONY)

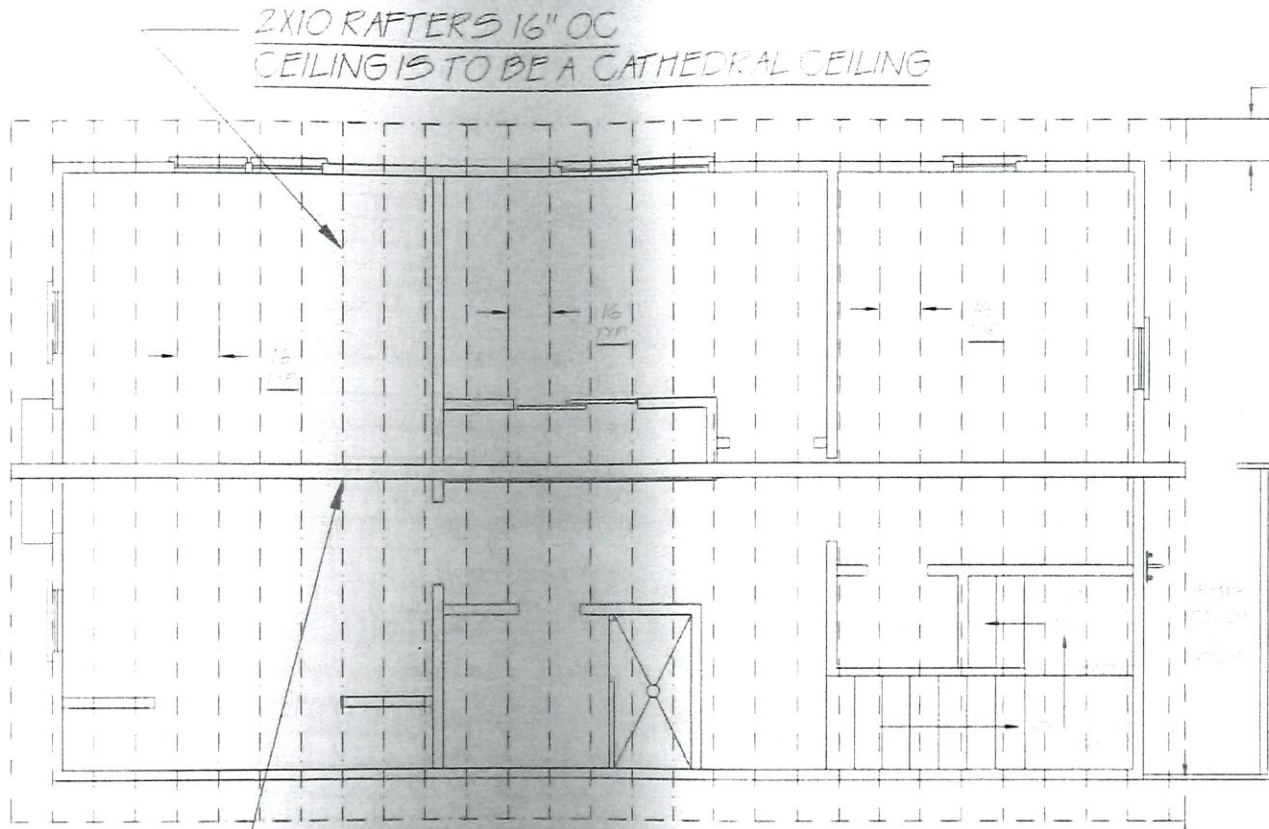
Scale: 1/4" = 1'-0"

MANIJEH LAWRENCE
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HARWICHPORT,
MASSACHUSETTES

Sheet Name
**NEW
2ND FL.
FLOOR
FRAMING
PLAN
(NO BALCONY)**

Project #:	Sheet Number
Date	A8
Scale 1/4" = 1'-0"	

STREET SIDE



2X10 RAFTERS 16" OC
CEILING IS TO BE A CATHEDRAL CEILING

GLU-LAM DM 5 1/2" W X 11 7/8" SUPPORT DM WITH KING PIN STUDS
AT PARTITION WALLS (3) STUDS NAILED TOGETHER ADD SUPPORT
BLOCKING BETWEEN FLOOR JOISTS AT KING PIN SUPPORTS ADD
SUPPORT AT EACH PARTITION WALL

NEW ROOF FRAMING PLAN

Scale 1/4" = 1'-0"

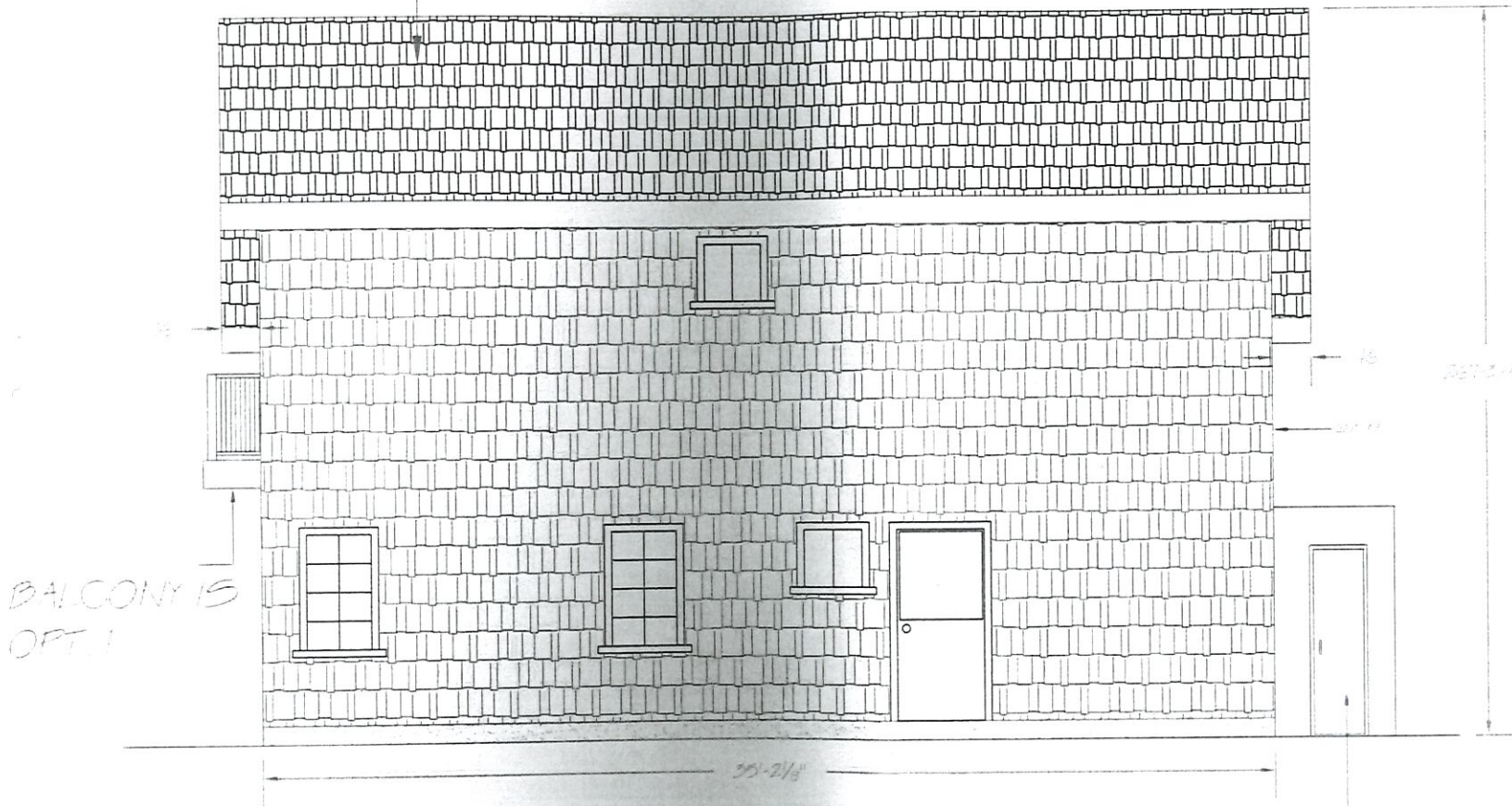
MANIJEH LAWRENCE
24 CENTRAL AV.
HARWICH PORT,
MASSACHUSETTES



Sheet Name
**NEW
ROOF
FRAMING
PLAN**

Project #	Sheet Number
Date	A9
Scale 1/4" = 1'-0"	

30 YR ASPHALT SHINGLE
OVER 30# FELT OVER 1/2"
CDX



BALCONY IS
OPT. 1

NEW RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"

MANIJEH LAWRENCE

24 CENTRAL AV.
HARWICHPORT,
MASSACHUSETTES

Sheet Name

NEW
RIGHT SIDE
ELEVATION
PLAN

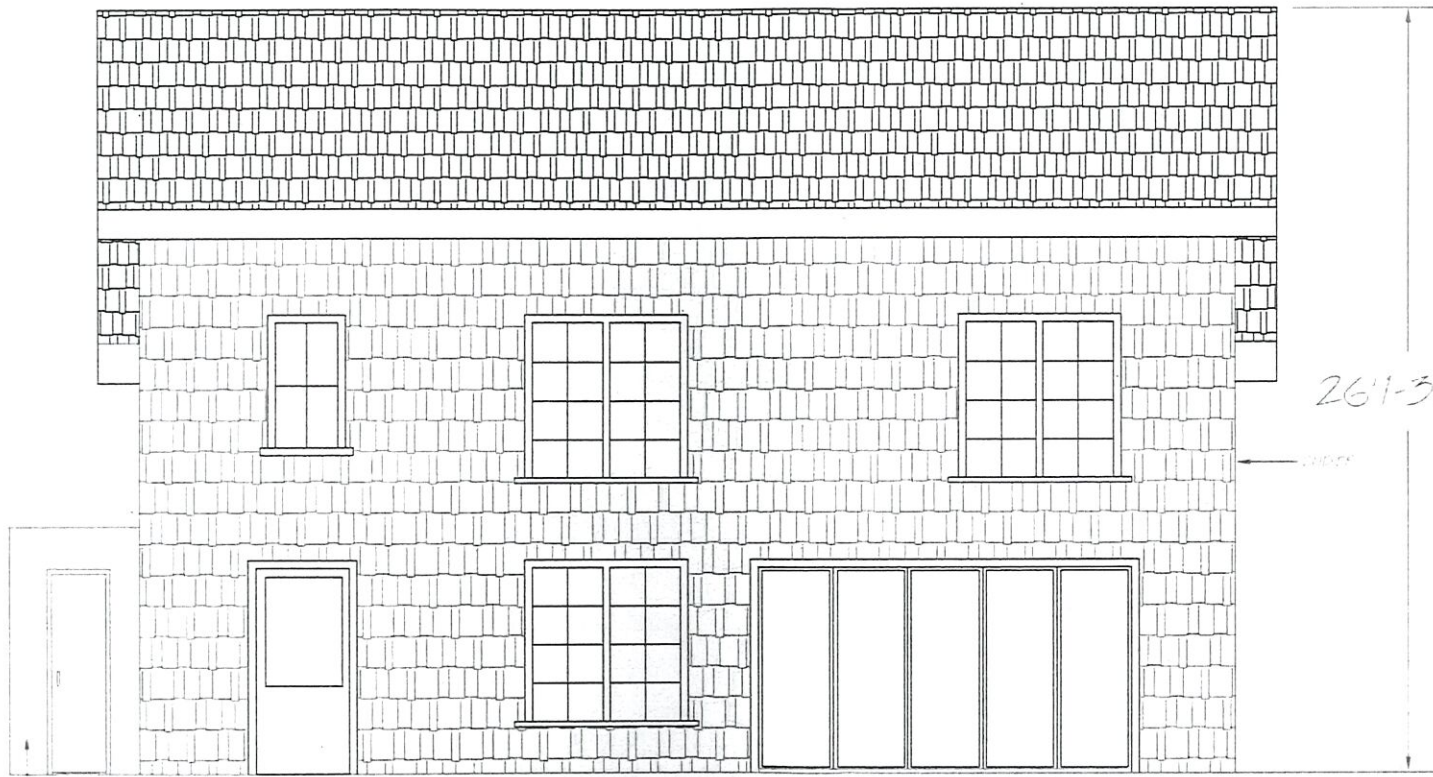
Project #

Sheet Number

Date

Scale:

A11



261-3/4"

ASSOCIATED DOORS

NEW LEFT SIDE ELEVATION (NO BALCONY)

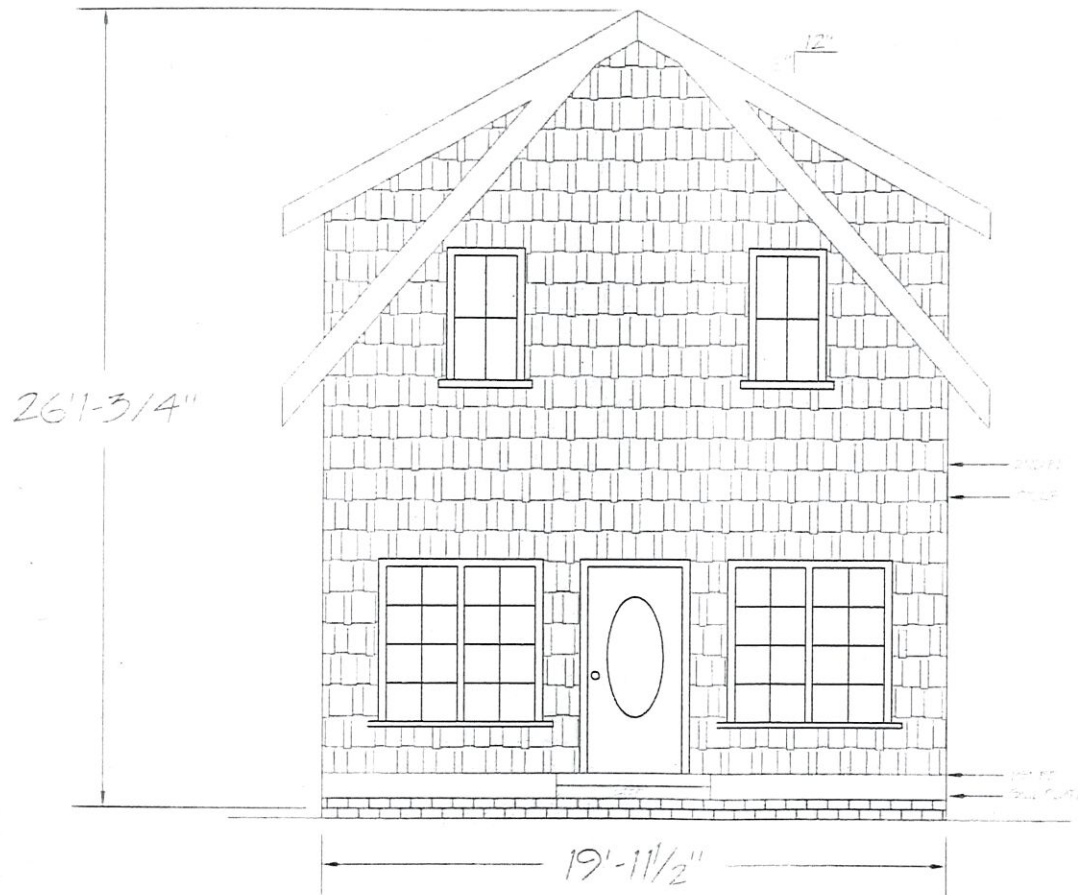
Scale: 1/8" = 1'-0"

MANIJEH LAWRENCE
 24 CENTRAL AV.
 HARWICH PORT,
 MASSACHUSETTES



Sheet Name
**NEW
 LEFT SIDE
 ELEVATION
 PLAN**

Project #	Sheet Number
Date	A12
Scale 1/8" = 1'-0"	



NEW FRONT ELEVATION OPTION 2 no balcony

Scale 1/4" = 1'-0"

MANIJEH LAWRENCE

24 CENTRAL AV.

HARWICHPORT,

MASSACHUSETTES

Sheet Name

NEW
FRONT
ELEVATION

Project #

Sheet Number

Date

Scale
(1/4" = 1')

A13



Sally at William D. Crowell

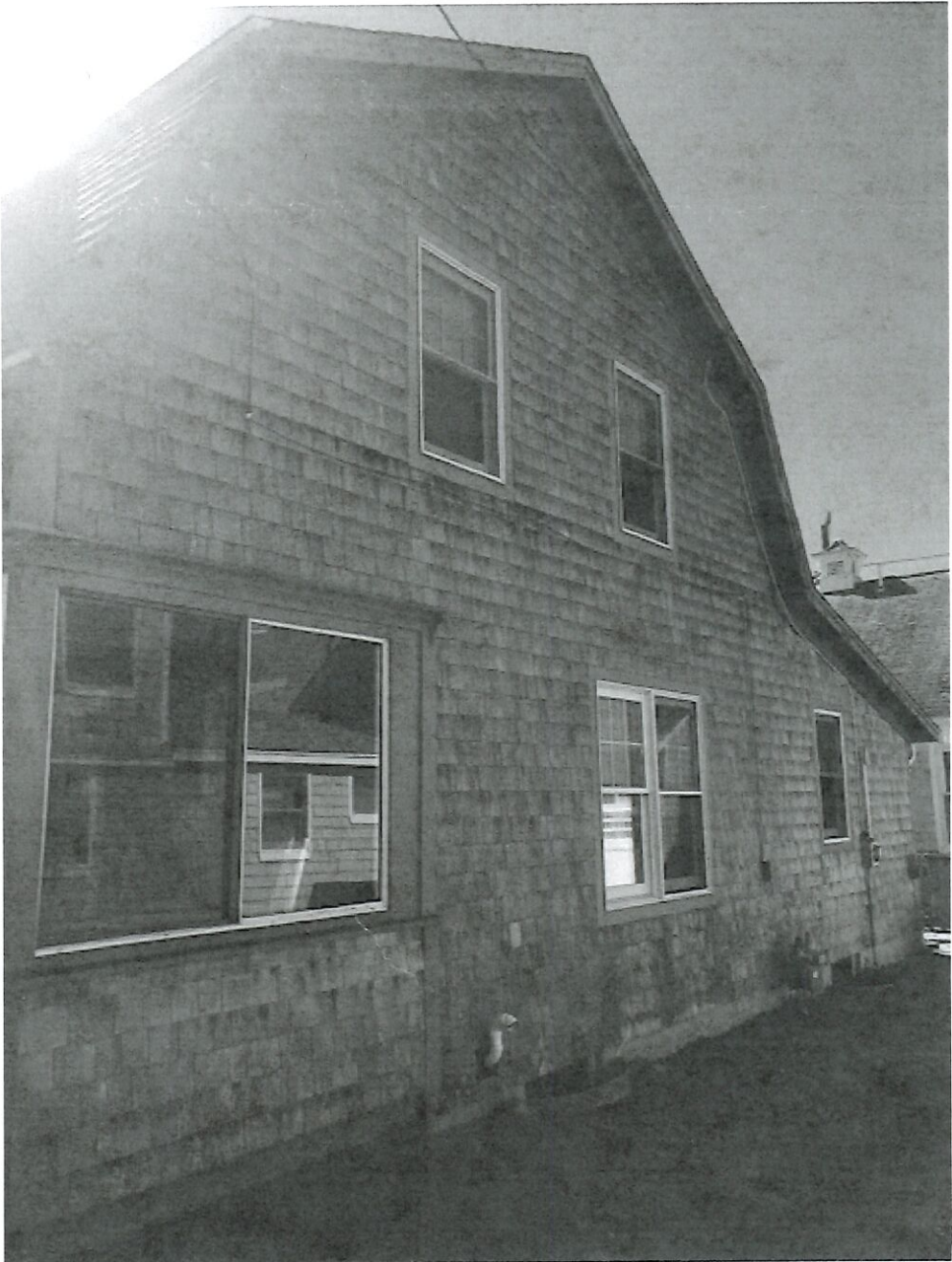
From:

Lawrence, Manjeh [manjeh.lawrence@novartis.com]

Sent: Friday, March 12, 2021 1:35 PM

To: wcrowell.office1@comcast.net





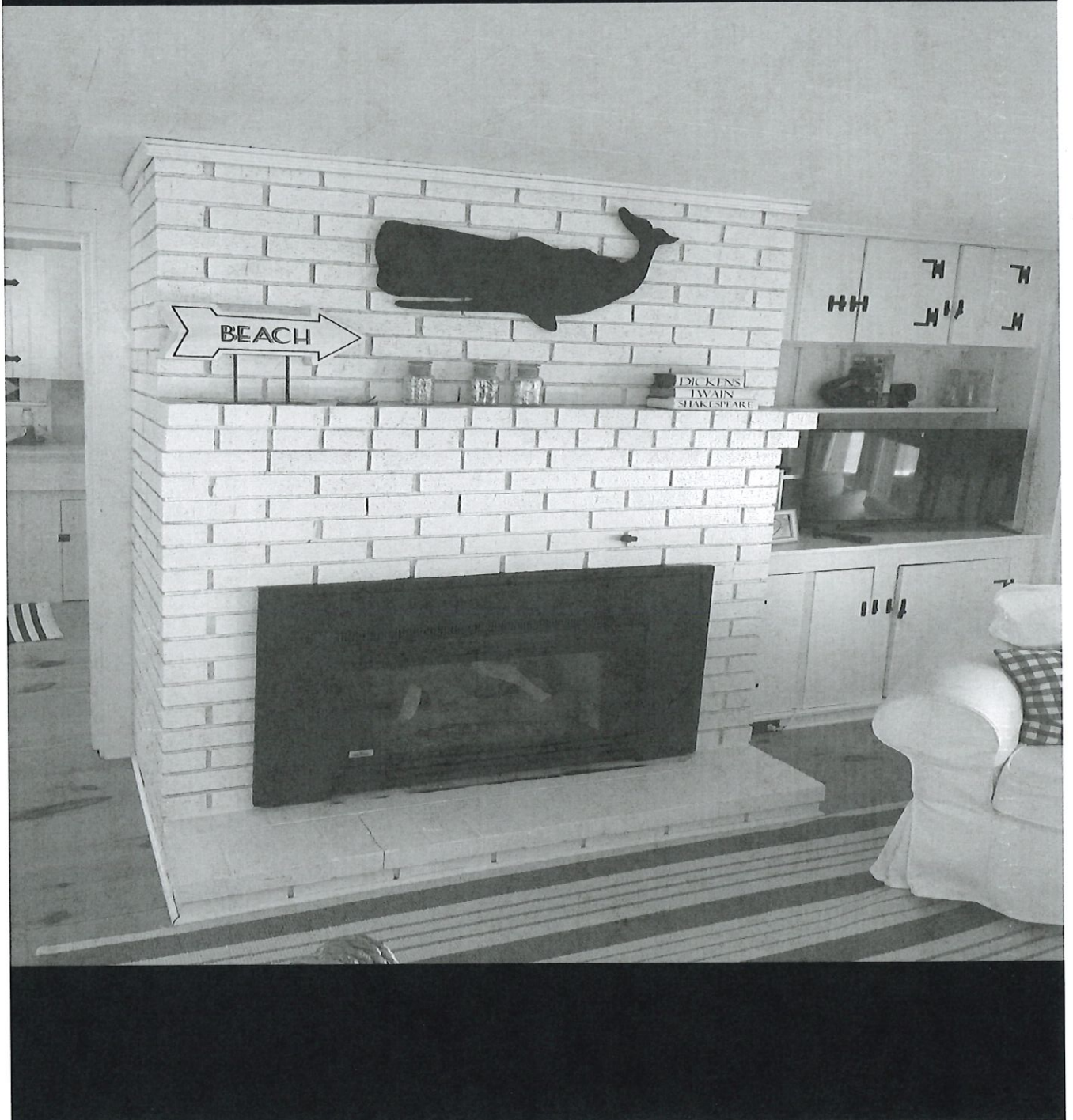
Sent from my iPhone

Done

17 of 17



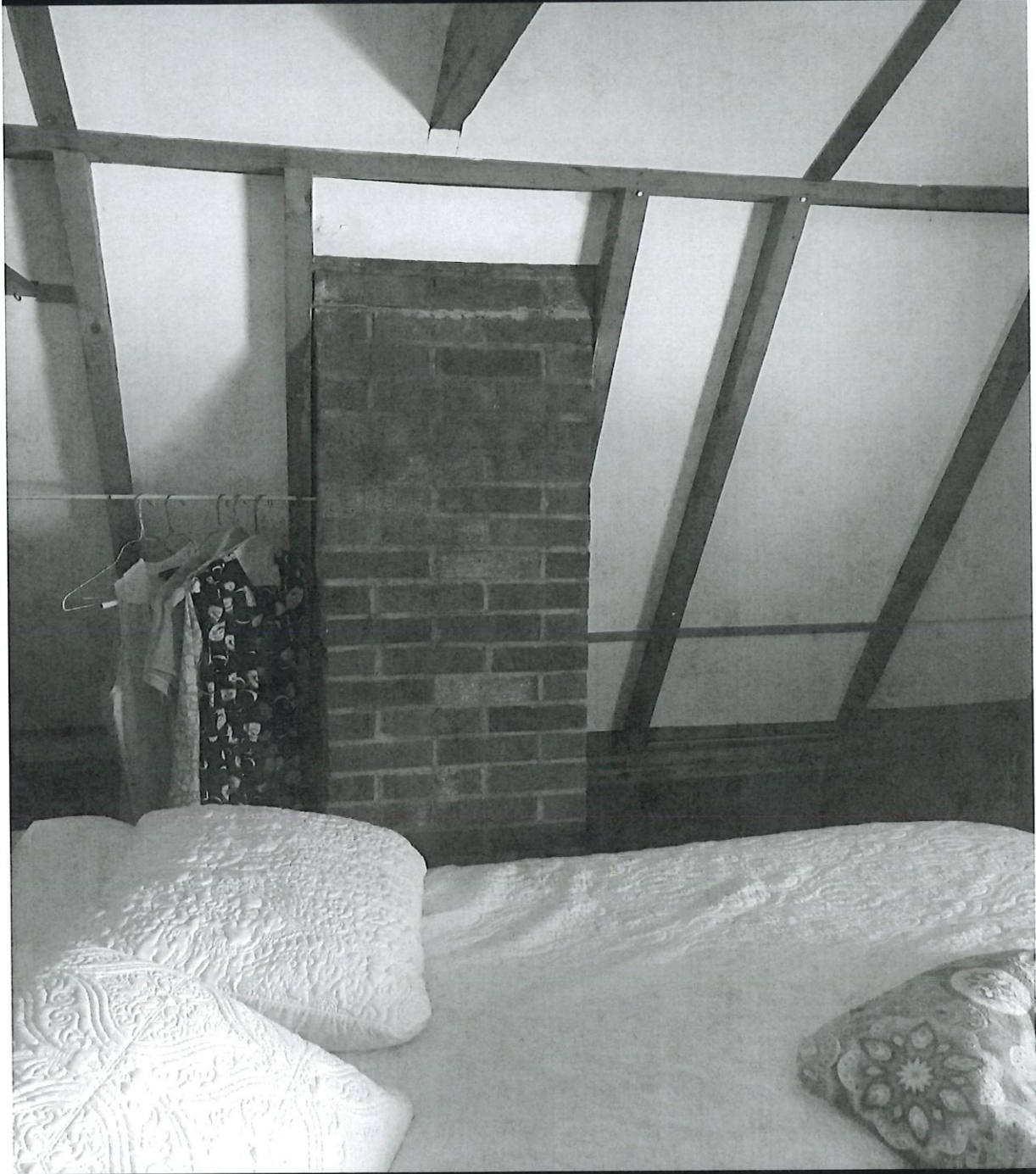
SIMILAR HOUSE IN NEIGHBORHOOD



AT&T Wi-Fi

5:44 PM

46%



AT&T Wi-Fi

5:42 PM

47%



AT&T Wi-Fi

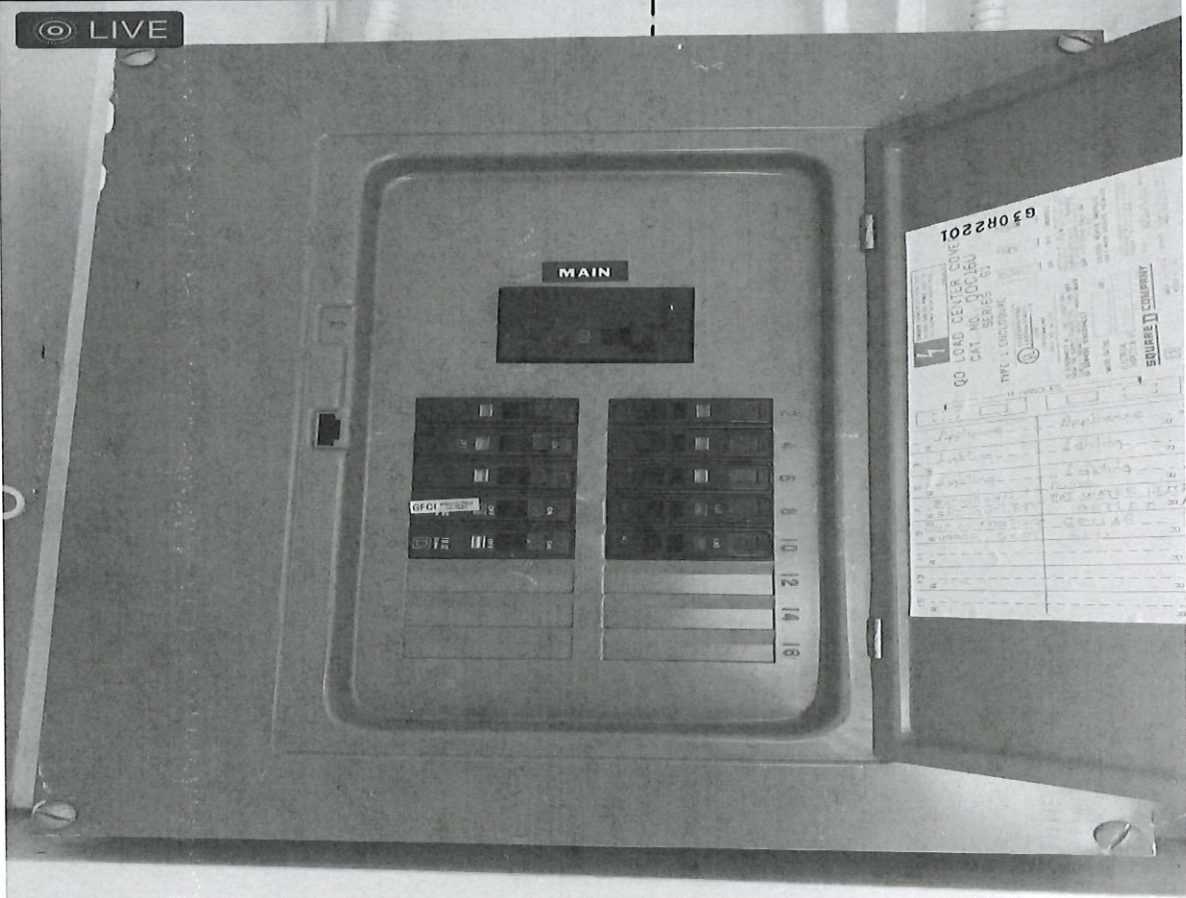
5:43 PM

46%



Friday
12:32 PM

LIVE

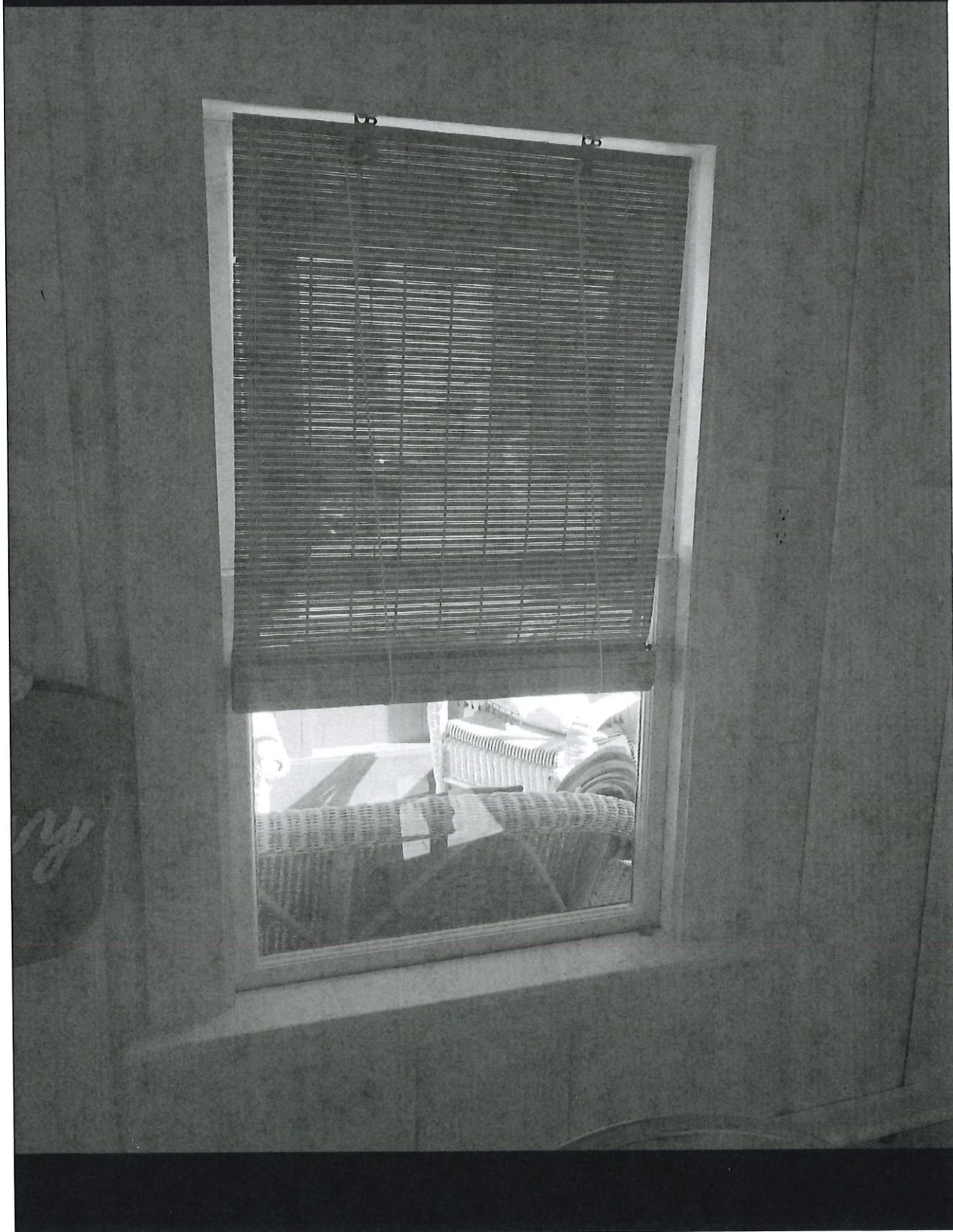


Add to Library

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5:43 PM

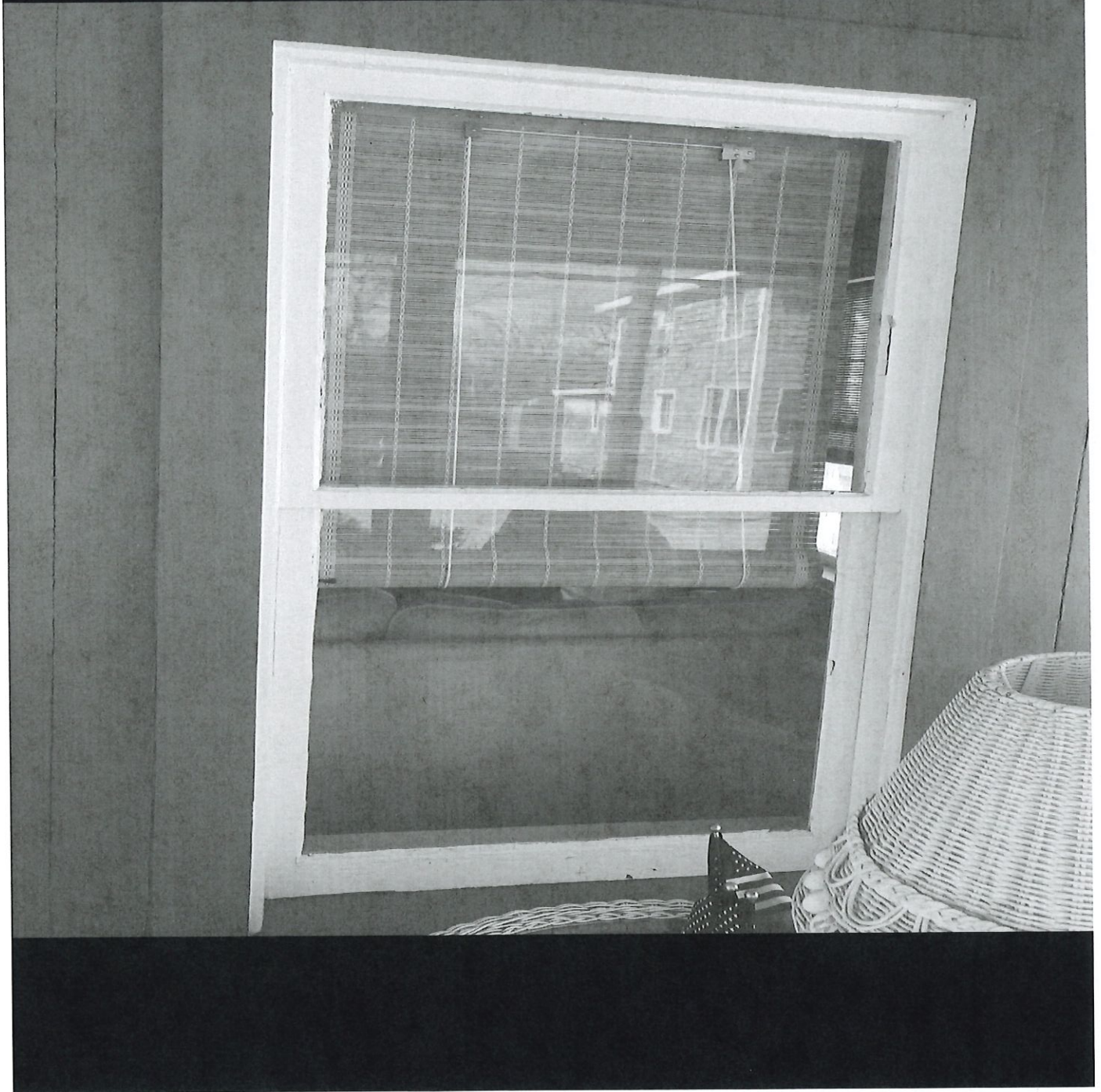
46%



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5:42 PM

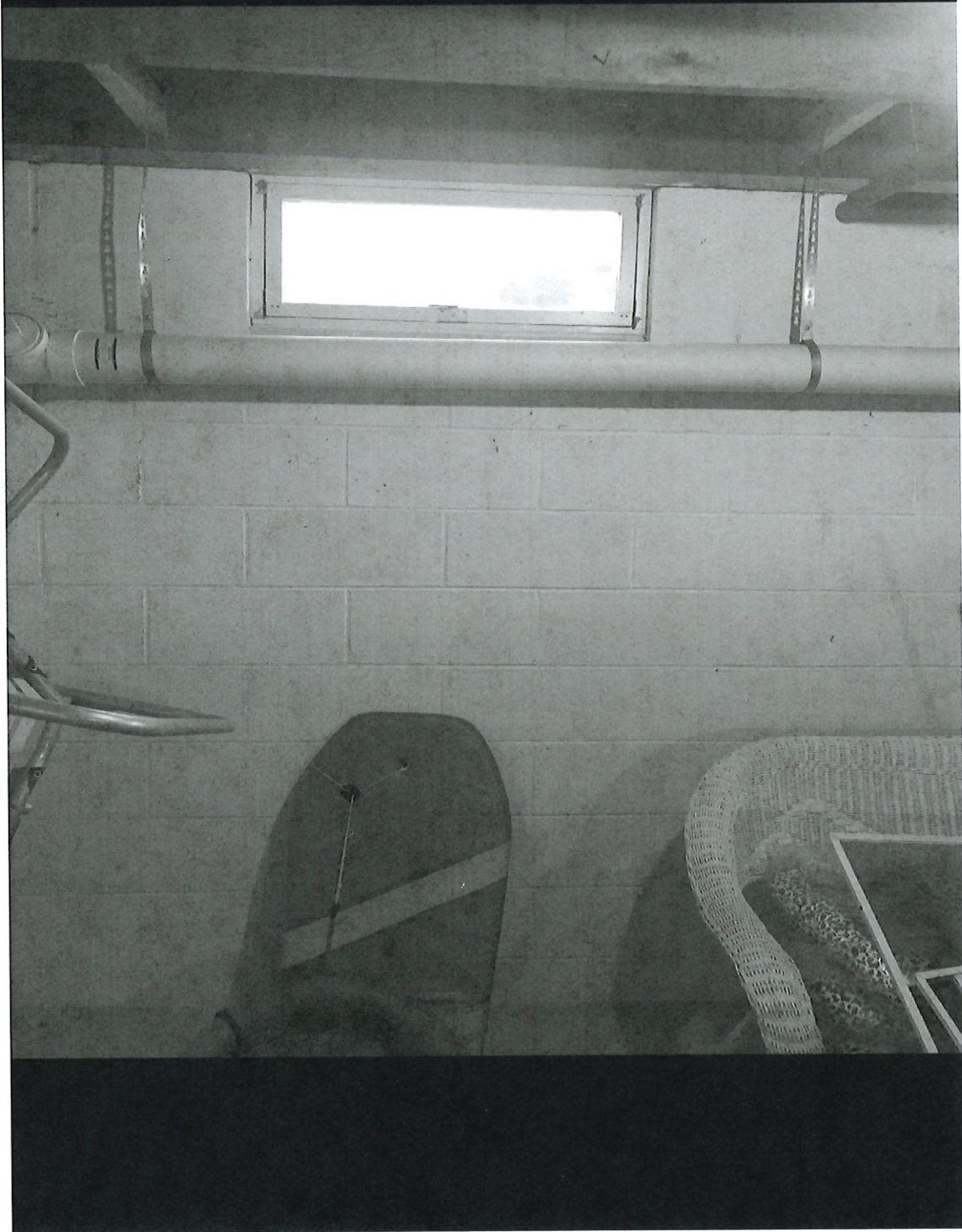
47%



AT&T Wi-Fi

5:42 PM

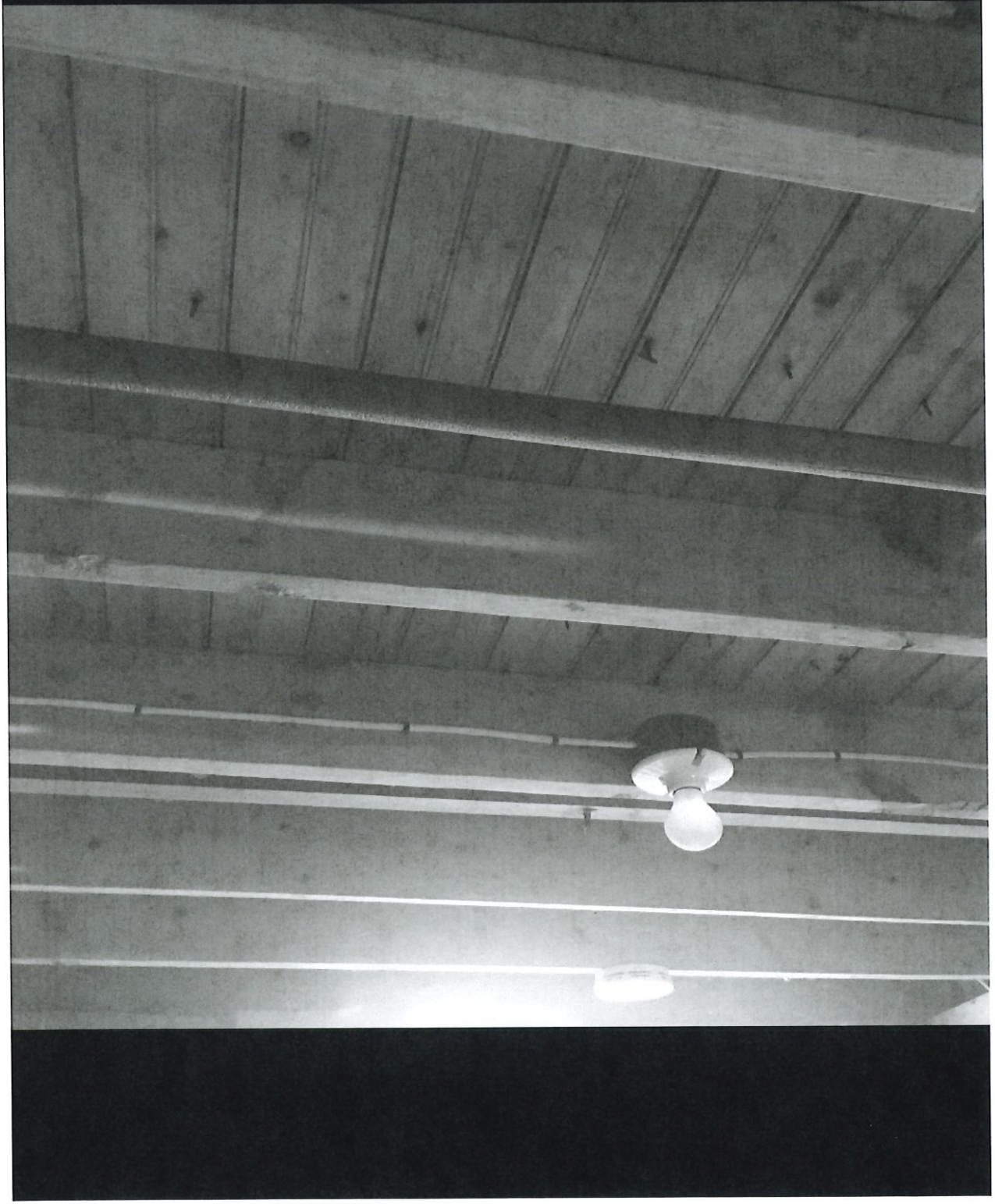
47%



AT&T Wi-Fi

5:41 PM

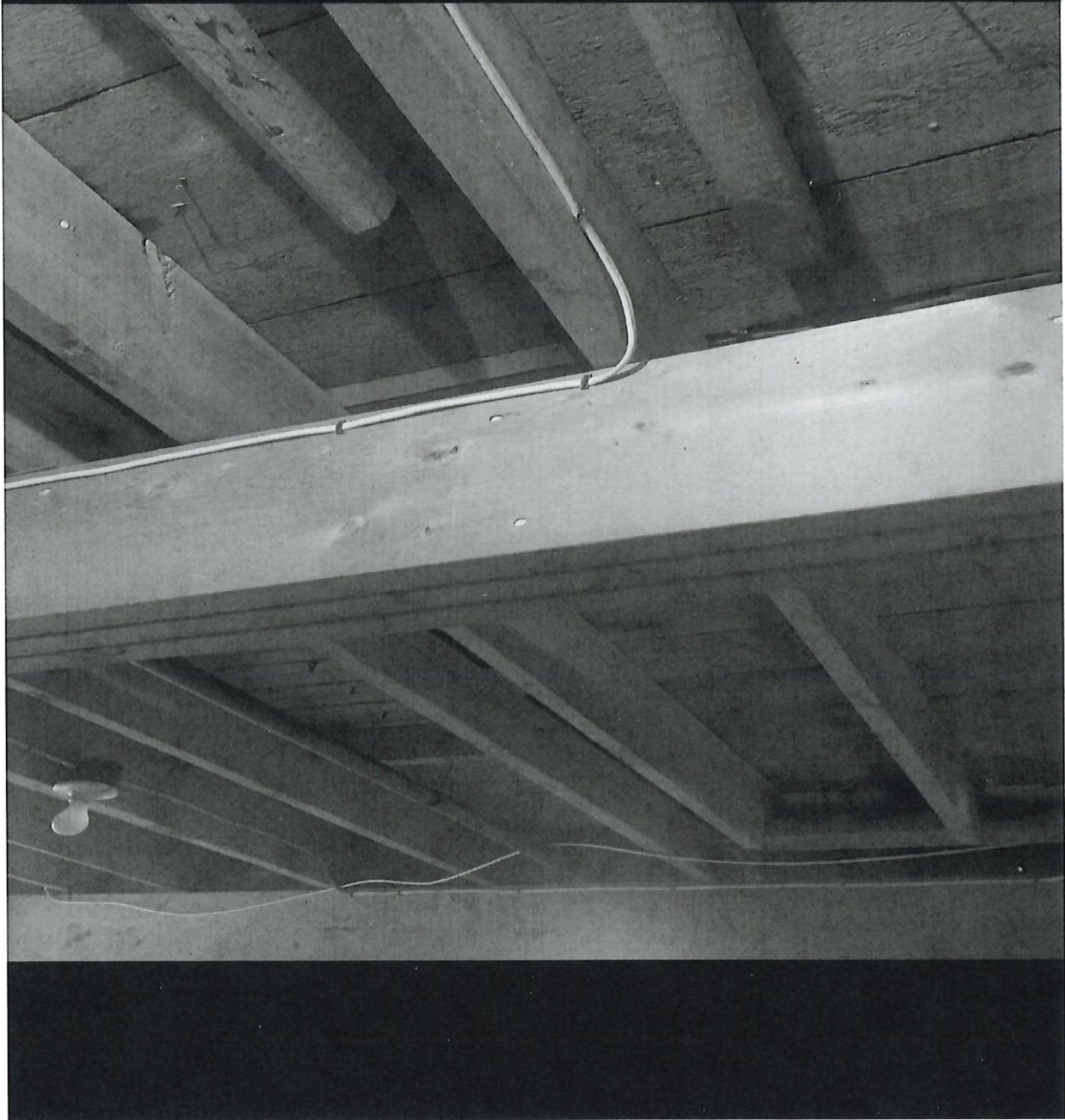
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RECEIVED

MAR 11 2021

BUILDING DEPT

Date 3/22/21
Pymt Type CK #157
Amt \$ 55.00
Rec'd By MM

TOWN OF HARWICH

Harwich Historical and Historic District Commission

732 Main Street
Harwich, MA 02645

Telephone: (508) 430-7511

Fax: (508) 430-4703

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Notice of Intent

I, Peter Edwards, intend to demolish **in whole or in part** the
(Print Owners Name)
structure located at Map 11 / 11-U2-A-0, C-H-1,
(Assessor's Map and Parcel #, Zoning District(s))
also known as 119 Chase St. west Harwich
(Number, Street, and Village)

Section 1 - Owner/Applicant and Location Information

(Note: A non-owner may only apply if the legal owner of record attaches a written statement authorizing the applicant to act as the owner's agent.)

Owner Peter Edwards Telephone 508-922-1053

Mailing Address 21 Cunningham St. Hopkinton, MA 01748

Applicant (If Different) _____ Telephone _____

Address _____

Address of Proposed Demolition _____

Description of Structure to be demolished Remodeling 2 existing bathrooms which include the replacement of two existing windows.

Section 2 - Determination of Historical Significance

Date Building was Constructed 1900

Which records were used to establish this date? Public record

Is the building listed on the National or Massachusetts Register of Historic Places?

No. _____ Yes. If yes, which register? _____

Original Owner if known Unkown

Subsequent Owners if known Unkown

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list:

unkown

Type of Architectural Style: Cape

Method of Construction: _____

Type of Materials Used: _____

Name(s) of Architect, Designer or Builder if known: _____

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition _____ or Partial Demolition _____ Describe portion(s) to be demolished replacing 2 windows.

Age(s) of Portion(s) to be demolished unkown

Describe how the remaining structure will be treated and renovated _____
no other changes to structure.

List reports of condition of structure and results of inspections conducted by certified engineer or other design professional _____

Is there room on the site to relocate the structure or integrate it with the new project?

Yes _____ No _____

Describe what alternatives to demolition have been investigated _____

Section 4 - Application Requirements (Pursuant to §131-8.B)

One (1) original and twelve (12) copies of each of the following (13 Total):

- Completed Application Form & Owner authorization if required
- Site Plan and Locus Map
- Registered Professional(s) Stamped Reports of Inspection
- Complete set of Photographs (of sufficient quality and number) showing
 - All exterior elevations, and
 - Significant Architectural Details, and /or
 - Detailing existing conditions supporting claim of conditions
- For Partial Demolitions: Plans and Drawings of existing areas to be demolished and final elevations of completed project
- List of and copies of appropriate references and documents consulted to determine age and historical significance of structure

One original Abutters List signed from the Assessor's Department (508.430.7503)

The application will not be considered complete until the following are provided and attached to the application.


(Signature of Owner)

3/5/21
(Date)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn without Prejudice	<input type="checkbox"/> Continued to _____
Signature of Chair _____		Date _____	







Pella® 150 Series Double-Hung Window

Standard Traditional Grille Breakpoints

		FRAME WIDTH			
		1-Wide < 17-1/2"	2-Wide 17-1/2" to 27-1/2"	3-Wide 27-5/8" to 44-3/8"	4-Wide 44-1/2" to 48"
FRAME HEIGHT	1-High 23" to 29-3/8"				
	2-High 29-1/2" to 65-1/2"				
	3-High 65-5/8" to 71-1/2"				
	4-High 71-5/8" to 78"				



East Region Only



Pella 27.5-in x 45.5-in x 4.5-in Jamb Vinyl Replacement White Double Hung Window ENERGY STAR Northern Zone

\$174.00

[Add to Cart](#)

[Overview](#) [Specifications](#) [Reviews](#) [Questions & Answers](#) [Compare](#) [Product Features](#)

- weathering, durability and color retention.
- All-metal cam-action locks are anchored to the sash, ensuring long-lasting, dependable operation and their exclusive design blends hardware into the sash
 - Pella's exclusive weather-repel system provides three points of protection that help channel water away from the home
 - A hidden balance system and tilt latches provide impeccable opening, closing and tilting performance and a more polished look
 - A quick installation frame design features factory-applied foam insulation to help reduce installation time
 - Backed by Pella's limited lifetime warranty, one of the strongest warranties in the industry

CA Residents: [⚠ Prop 65 Warning\(s\)](#)

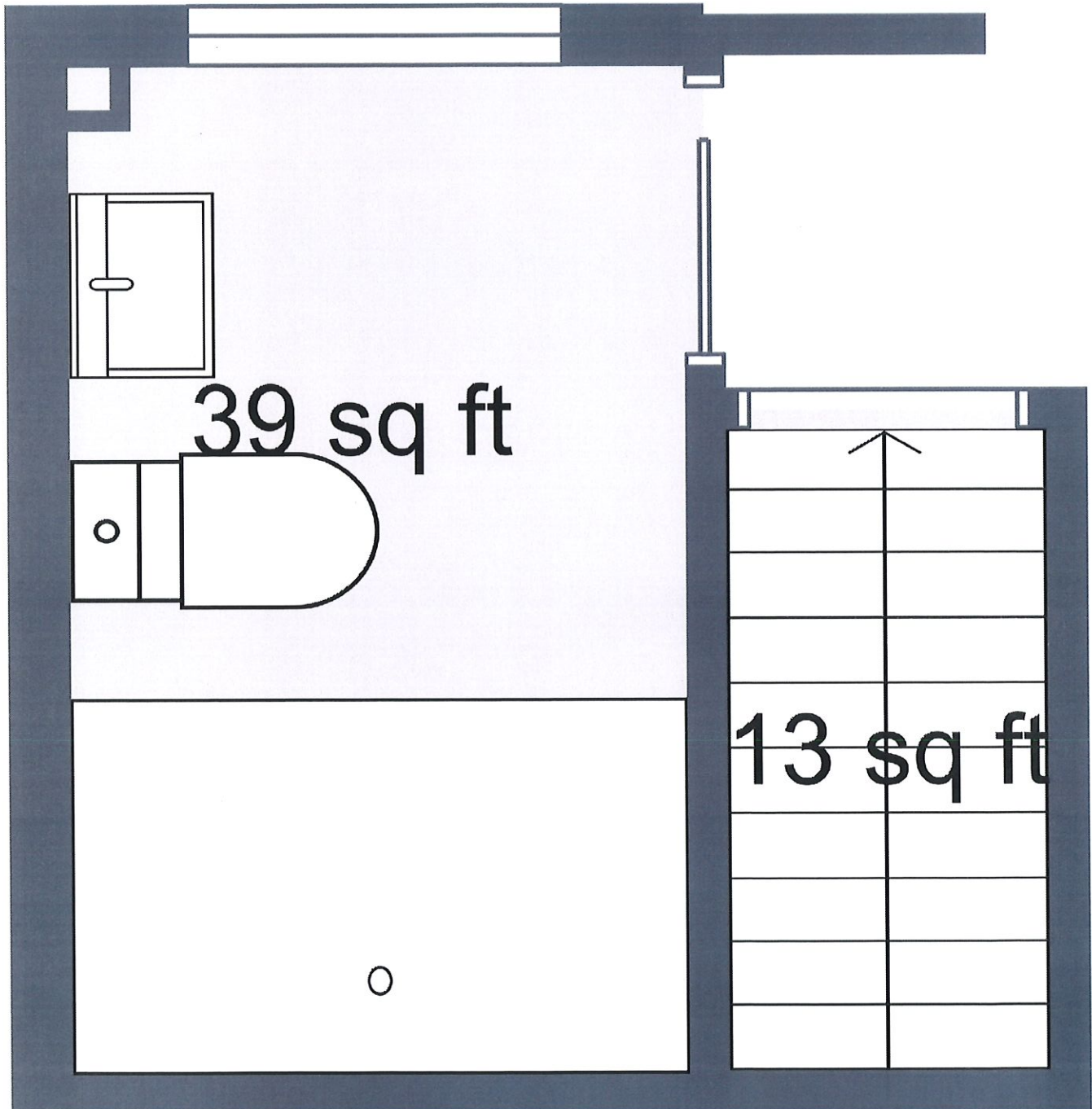
SPECIFICATIONS

Actual Height (Inches)	45.5	Lock Type	Cam
Actual Width (Inches)	27.5	Nail Fin	N/A
Color/Finish Family	White	J Channel	N/A
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)	Mulling	N/A
Glass Insulation	Dual-pane	Wood Jamb Extension	None
Glazing Type	Double pane	Number of Locks	1
Common Size (W x H)	28-in x 45-in	Ventilation Latches	Double
Rough Opening Height (Inches)	45	Tilt Mechanism	Flush
Rough Opening Width (Inches)	28	High Altitude Rated	×
Series Name	N/A	Jamb Depth (Inches)	4.5
Frame Material	Vinyl	Hurricane Approved	×
Grid Type	N/A	Miami Dade Approved	×
Grid Width	N/A	Sound Transmission Control (STC) Rated	✓
Grid Profile	N/A	Florida Product Approved	✓
Grid Pattern	N/A	Design Pressure (DP) Rating	35
Argon Gas Insulated	✓	Texas Department of Insurance Approved	✓
Glass Strength	Annealed	U Value	0.3
Obscure Glass	×	Meets CA Forced Entry Requirements	✓
Frame Profile	Beveled	Solar Heat Gain Coefficient (SHGC)	0.49
		Grid Included	×

Feedback

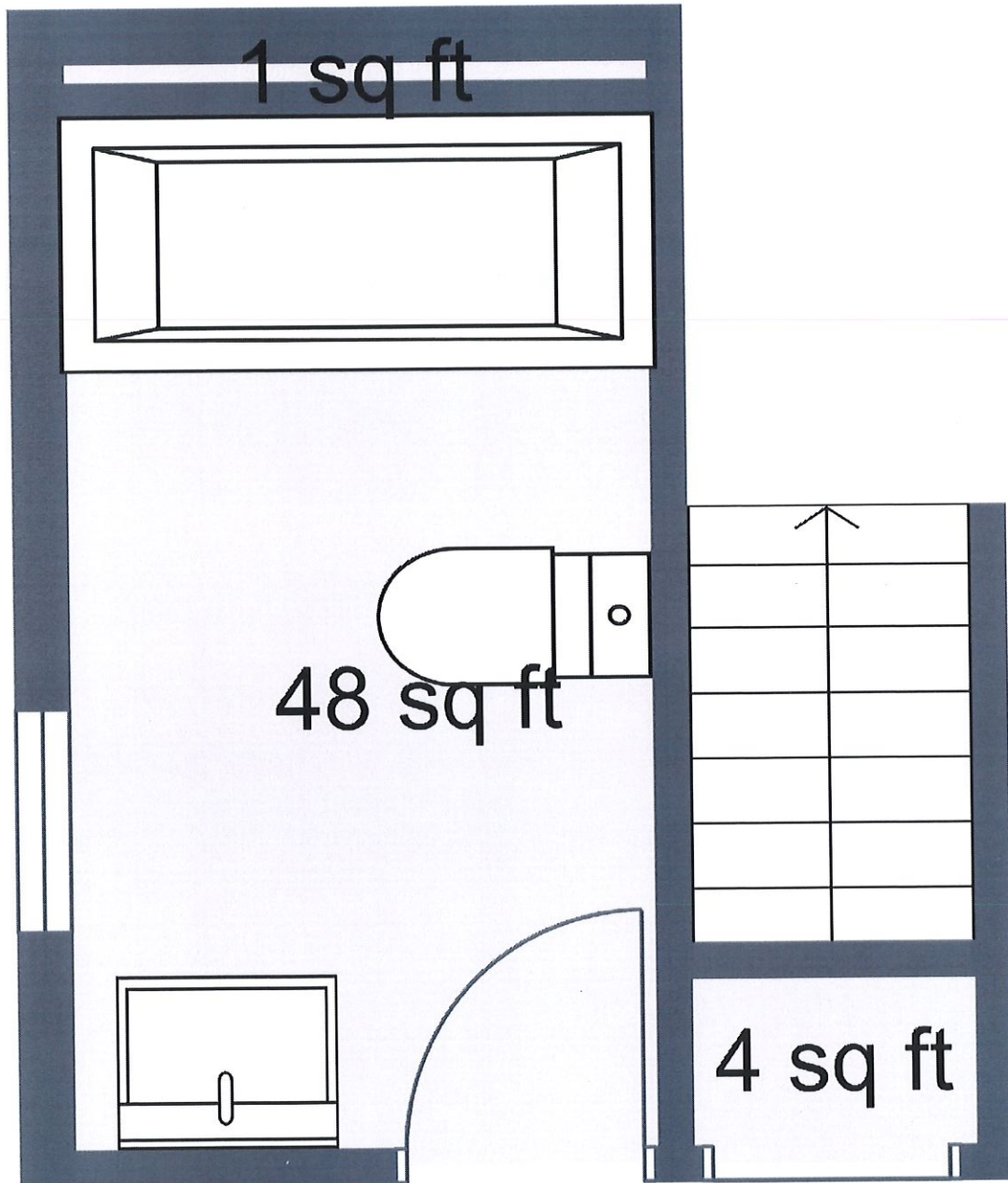
Chase Main Bathrooms

Floor 1



Chase Main Bathrooms

3. Floor 2



RECEIVED

MAR 24 2021

BUILDING DEPT

TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION



PAID 3/31/21
\$55 CK
#1229

Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Pursuant to the Historic Districts Act MGL, Chapter 40C, no exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.

Application and Certificate Form

for property located at:

745 Main Street, Harwich

Street Number, Street Name, Village

Map 41 Parcel S1-2

Historic

Assessor's Map and Parcel #

Zoning District(s)

SECTION I: Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application) Please print.

Legal Owner Rebecca and Christopher Allen Telephone 508-237-7731

Mailing Address 2 Maple Place, Jamaica Plain, MA 02130 Email Address rebecca@infrared5.com

Owner Authorization Signature: 

Applicant (if different) Telephone SAME AS ABOVE

Mailing Address (if different) Email Address SAME AS ABOVE

SECTION II: Please indicate below which Certificate(s) is requested:

- A. **Certificate of Appropriateness:** Required for additions, new construction, or alteration of a building or structure visible from a public space; any addition to, or removal of features from a structure; any removal or demolition of a building or structure, or component/appurtenance or feature thereof (e.g. change in design, arrangement, texture, color or materials and for new construction/addition the appropriateness of size and shape of structure in relation to the land and other structures in the vicinity).
- B. **Certificate of Hardship:** Applicable in those instances where a Certificate of Appropriateness is inappropriate and such denial will involve substantial hardship to the Applicant. A Certificate of Hardship will not be granted where an approval constitutes a detriment to the public welfare, or derogates from the intent and purpose of the Historic District Act. The Commission cannot grant a Certificate of Hardship for a self-imposed hardship (e.g., owner-incurred costs to correct inappropriate or un-permitted alterations.)
- C. **Certificate of Non-Applicability:** A way to acknowledge that a Certificate of Appropriateness is not required. This Certificate, along with photographs submitted as directed in Section IV, protects the Applicant against Commission enforcement actions for unauthorized work performed when undertaken as follows:
 - a. Additions, alterations or new construction not visible from a public space.
 - b. Ordinary maintenance, repairs or replacement of architectural features that are damaged or worn; provided the work does not involve a change in materials, color or outward appearances.

SECTION III: (Please specify all structures or features that will be affected)

<input type="checkbox"/> Architectural Trim or Siding	<input type="checkbox"/> Lights	<input type="checkbox"/> Satellite Dish/Antennae
<input type="checkbox"/> Barrier Free Access	<input type="checkbox"/> Masonry	<input type="checkbox"/> Signs
<input type="checkbox"/> Door(s), Doorway	<input type="checkbox"/> Paint Color	<input type="checkbox"/> Skylight
<input type="checkbox"/> Fence, Gate	<input type="checkbox"/> Parking/Walkways	<input type="checkbox"/> Utilities/Equipment
<input type="checkbox"/> Foundation(s)	<input type="checkbox"/> Porch, Deck	<input type="checkbox"/> Window(s)
<input type="checkbox"/> Gutters, Downspouts	<input type="checkbox"/> Roof	<input type="checkbox"/> Landscaping and Features
<input type="checkbox"/> House Numbering	<input checked="" type="checkbox"/> Other* <u>Shed</u>	

**Please specify structures/feature not listed i.e. dormers, accessory structure, retaining wall, etc.*

SECTION IV: FILING REQUIREMENTS (must be included all applications)

1. One Certified Abutter List – available from the Assessor’s Office for a fee
2. One (1) original application and 10 copies.
3. 11 copies of Photographs of sufficient number and quality to adequately document existing conditions.
4. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
5. Paint samples, as applicable.

Additional requirements for Certificate of Appropriateness and Certificate of Hardship for building construction, additions or alterations excluding all roof resurfacing or siding projects:

6. Architectural elevation plans for building construction projects, prepared and stamped by a Massachusetts Licensed Architect.*
7. Site/plot plan providing location of existing and proposed structure(s), driveways, parking, and all other significant features, including all set-backs to property lines prepared and stamped by a Massachusetts Registered Land Surveyor.*

*Please note that scaled drawings *may* be submitted for fences, garden sheds and signs.

By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.

Applicant Signature  Date 03/29/21

<u>For Committee and Staff Only</u>			
Date(s) of Hearing or Determination: _____			
Approved	Denied	Continued	Withdrawn without Prejudice
Comments/Conditions: _____			

Board Chair Signature		Date	

OLD SHED TO BE REMOVED



REPLACEMENT SHED



**TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION**



Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Pursuant to the Historic Districts Act MGL, Chapter 40C, no exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.

Application and Certificate Form

for property located at:

707 MAIN STREET HARWICH CENTER
Street Number, Street Name, Village

Assessor's Map and Parcel # _____ Zoning District(s) HISTORICAL

SECTION I: Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application) Please print.

Legal Owner 707 HARWICH CENTER LLC/DAVID HAGSTROM Telephone 508-837-5267

Mailing Address 12 PHOENIX CLOSE ORLEANS MA Email Address HAG66Y620M.SX.COM

Owner Authorization Signature: [Signature]

Applicant (if different) _____ Telephone _____

Mailing Address (if different) _____ Email Address _____

SECTION II: Please indicate below which Certificate(s) is requested:

- A. **Certificate of Appropriateness:** Required for additions, new construction, or alteration of a building or structure visible from a public space; any addition to, or removal of features from a structure; any removal or demolition of a building or structure, or component/appurtenance or feature thereof (e.g. change in design, arrangement, texture, color or materials and for new construction/addition the appropriateness of size and shape of structure in relation to the land and other structures in the vicinity).
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SECTION III: (Please specify all structures or features that will be affected)

<input checked="" type="checkbox"/> Architectural Trim or Siding	<input type="checkbox"/> Lights	<input type="checkbox"/> Satellite Dish/Antennae
<input type="checkbox"/> Barrier Free Access	<input type="checkbox"/> Masonry	<input type="checkbox"/> Signs
<input type="checkbox"/> Door(s), Doorway	<input type="checkbox"/> Paint Color	<input type="checkbox"/> Skylight
<input type="checkbox"/> Fence, Gate	<input type="checkbox"/> Parking/Walkways	<input type="checkbox"/> Utilities/Equipment
<input type="checkbox"/> Foundation(s)	<input type="checkbox"/> Porch, Deck	<input type="checkbox"/> Window(s)
<input type="checkbox"/> Gutters, Downspouts	<input type="checkbox"/> Roof	<input type="checkbox"/> Landscaping and Features
<input type="checkbox"/> House Numbering	<input type="checkbox"/> Other*	

BUILDINGS PAINT PEELING SAME COLOR RE PAINT RIGHT SIDE OF

**Please specify structures/feature not listed i.e. dormers, accessory structure, retaining wall, etc.*

SECTION IV: FILING REQUIREMENTS (must be included all applications)

1. One Certified Abutter List – available from the Assessor’s Office for a fee
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*Please note that scaled drawings *may* be submitted for fences, garden sheds and signs.

By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.

Applicant Signature [Signature] Date 3/17/21

For Committee and Staff Only

Date(s) of Hearing or Determination: _____

Approved **Denied** **Continued** **Withdrawn without Prejudice**

Comments/Conditions: _____

Board Chair Signature _____ Date _____



Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, October 21, 2020, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Jeanne Steiner, Brendan Lowney, and Bob Doane

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing - NONE

III. Public Meeting

- A. Continued review and possible vote: Demolition Delay proposed amendments to the Town Code Chapter 131, Historical Preservation, Article II - Historically Significant Buildings - Jeanne Steiner.

Ms. Steiner stated that the latest draft of the bylaw is dated 9.21.2020, and includes changes suggested by Sarah Korjeff. She gave an update on the state-wide seminar that she had attended shortly after the last meeting. The seminar, which was hosted by the Massachusetts Historical Commission, was about demolition delay bylaws, and many of those in attendance were particularly interested in was 'demolition by neglect'. Because of this interest, there may be a future seminar specifically focusing on 'demolition by neglect'.

Ms. Steiner stated that the one change that she took from the meeting that the Commission may want to add to the bylaw is the daily fee of \$300 for non-compliance, with a cap at the extent of the value of the house. Ms. Maslowski explained how the \$300 fee amount was reached, and stated that adding the language about the value of the house would be good.

Mr. Doane brought up the addition of the report by an engineer regarding the condition of the building. He thought that language should be added that requires a professional opinion on the feasibility and cost of restoration in addition to the condition of the building, so that applicants do not assume that they will automatically get an approval if they have this report.

Mr. Doane also stated that he would like them to come up with a document that would be given to new buyers of historic property during the transfer of property that explained the bylaw regarding demolition. Mr. Lowney agreed that this would be good, and recommended that they draw up a flyer to send to local real estate companies. Mr. Doane asked if the Town could impose a rule on the transfer of property that a document could be signed. Ms. Maslowski stated that this would likely be overstepping the Commission's authority, but they could definitely inform local attorneys and real estate agents of the bylaw. Ms. Maslowski also stated that it is the responsibility of the buyer to do the necessary research, and often times these buyers do not want to hire someone to do

this research for them, but this is something that could be brought up at the December meeting with Administration.

Mr. Doane asked what the timeline was for getting this on the meeting on the warrant for Town Meeting. Ms. Maslowski stated that it would be January or February, but there is also talk of there being a second Town Meeting in the fall for bylaw changes. Mr. Doane asked if this should be a public hearing before it is put on the warrant. Ms. Maslowski responded that it would likely be in the spring at some point. Mr. Doane asked what the procedure was for presenting this to the Board of Selectmen, to which Ms. Maslowski responded that it could be presented either by the Town Administrator or the Commission, but that the first step is discussing the change with the Town Administrator.

Ms. Steiner brought up the awards that are given out to homeowners and builders who do exceptional preservation work by the town of Chatham, and thought this could be a good incentive to look into in the future. Mr. Doane recommended that they take a closer look at the guidelines that go into these awards. Ms. Maslowski agreed that the guidelines would be a good starting point, and Ms. Steiner stated that she would be willing to look into it further.

B. Update and Review of Community Preservation Commission (CPC) Articles approved at Annual Town Meeting - Bob Doane

Mr. Doane explained that all CPC articles had been approved at Town Meeting, including the study to update property records, the West Harwich Library, and the restoration of gravestones in West Harwich. Ms. Maslowski reminded everyone that if there are applications that anyone is looking to do for the upcoming year, they should contact the Commission so it can be added to the agenda for review before documentation is due to the CPC.

Ms. Steiner asked if Ms. Korjeff had gotten in touch with Mr. Doane about other potential properties, and Mr. Doane responded that she had not yet.

C. 2020 Annual Meeting with the Selectmen - November

Ms. Maslowski explained that the report to the Selectmen was coming up in November or December, and that it normally includes the number of cases/applications, incoming or outgoing Commission members, CPC fund projects, etc. She asked that if anyone would like anything specific included to let her know.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 5:49 p.m. Seconded by Mr. Lowney. Motion carried 5-0.

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, November 18, 2020, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Julia Eldredge, Jeanne Steiner, Brendan Lowney, and Bob Doane.

Others Present: Brooks Academy Museum Commission Representative, David Spitz, and Cemetery Commission Representative, Robin Kelley.

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing - NONE

III. Public Meeting

A. New Business

1. Community Preservation Commission (CPC) Articles for Annual Town Meeting
 - a. Brooks Academy Museum Commission - Brooks Academy Structural Improvements

David Spitz presented the proposed project. The project included a low impact elevator, a basement storage area for historic artifacts and documents that is climate controlled, and moving the entrance to the building to its historic location under the columns on the North end of the building. A structural engineer did inspect the building at the request of the CPC, who was recommended by Sarah Korjeff. They found that the building looked pretty good, except for the foundation. The options to repair the foundation will cost over \$1.2 million to repair the foundation and create a full basement, over \$900,000 to fix the basement and create a basement under half the space, or \$500-600,000 to do only repairs. Ms. Spitz argued that the basement space would be extremely valuable to not only the museum but the Town as well, and explained that that was why he requested the full amount from the CPC. Mr. Spitz goes on to explain that the building should be fully operable during construction. The foundation will be a brick-faced foundation, to match the original foundation, and the original brick will be preserved and reused where possible.

Mr. Doane asked if the application would be updated to reflect the entire amount, as it currently requests only \$785,000. Mr. Doane did support the full basement option. Mr. Spitz responded that they have applied for at least the half-basement option, but would be happy to ask for the full amount. Mr. Doane encouraged him to ask for the full amount. Mr. Spitz responded that they may apply for other available grants to complete the project, totaling up to \$350,000, but they may request the entire amount from CPC. Mr. Spitz explained that the engineer did recommend some work on the columns on the building as well.

Ms. Eldredge agreed with Mr. Doane that they should ask for the full amount.

Ms. Steiner asked if there were some items from other organizations that would also be stored in the space. Mr. Spitz responded that he was not 100% sure but if the space was available they would absolutely try to accommodate it. Ms. Steiner also urged him to request the full amount.

Ms. Maslowski agreed that they should request the whole amount, and commented that the grant timing may be fast enough that the amount could be amended before Town Meeting if they did receive the grant funding.

Hearing no further comments, Ms. Maslowski called for a vote to support the project.

Ms. Steiner moved to support the Brooks Academy Museum CPC application for Option C, including a full basement and foundation repairs. Seconded by Ms. Eldredge. Motion carried 5-0.

- b. Cemetery Commission - E. H. Methodist Gravestone Conservation & Preservation and Historic Restoration of Fence & Posts at E. H. Methodist Cemetery

Robin Kelley presented the first project is for the preservation of 65 total gravestones at the West Harwich E.H. Methodist Cemetery. Of the two projects, Ms. Kelley stated that this is the project that needs to take priority as a lot of the gravestones have been neglected for years, and many are leaning which increases the risk of damage to the stones.

Mr. Doane agreed that the gravestone restoration is important. Ms. Kelley explained that a lot of research goes into each stone as well to establish historic dates and owners. Ms. Steiner commented that this is an important project, for not only the families of those that have passed away but for the entire town. Mr. Lowney was in favor of the project. Ms. Eldredge was also in favor of the project.

Hearing no further comments, Ms. Maslowski called for a vote to support the project.

Ms. Eldredge moved to support the Cemetery Commission CPC application for gravestone restoration at the Methodist Cemetery for \$102,000. Seconded by Mr. Lowney. Motion carried 5-0.

Ms. Kelley presented the second project which is for stony creek granite posts at the Cemetery. Ms. Kelley explained the rare nature of the specific granite used for the posts and why it is more expensive. There are 24 granite posts in the Cemetery that are worn down or cracked, and the second application is to replace these posts and the galvanized pipe, as well as to control the vegetation around them to prevent the damage from recurring.

Ms. Steiner stated that preservation of the older cemeteries is a worthwhile cause. Mr. Lowney stated that the safety issue of the rusted pipes is a good enough reason to support this project for him. Ms. Eldredge stated her support for the project. Mr. Doane asked if the galvanized pipe used in cemeteries came about. Ms. Kelley responded that she isn't sure why the pipe was used, but she thinks that it was to keep out larger animals, and the pipe is very popular in many cemeteries throughout New England. Mr. Doane stated his support for the project.

Hearing no further comments, Ms. Maslowski called for a vote to support the project.

Ms. Eldredge moved to support the Cemetery Commission CPC application for restoration of the granite posts and galvanized pipe, with priority given to the first Cemetery Commission CPC application for gravestone conservation and preservation. Seconded by Ms. Steiner. Motion carried 5-0.

Mr. Doane asked Ms. Kelley if the third CPC project, which is for flagpoles, would fall under Historic of Recreation. Ms. Kelley responded that it would fall under Recreation because this would create a park. Ms. Kelley also explained that they would be creating civil and revolutionary war memorials as part of this project, which would fall under Historic purview once that part of the project was ready to come before CPC in the future.

B. Updates from Commission Members

Ms. Maslowski asked Mr. Doane to give an update on CPC. Mr. Doane explained that the only Historic CPC application that had come up was the Brooks project, but the other applications would be discussed soon.

Ms. Maslowski gave an update that herself and Ms. Steiner would be meeting with Administration for the Demolition Delay Bylaw, and would give an update to the Commission after that meeting.

Mr. Doane asked for an update on the Royal project at 628 Bank Street from the Planning Board, and whether it was being applied for as a 40B or a standalone project. Ms. Maslowski stated that it would need to be standalone to go before the Planning Board. Mr. Doane asked that they make it known to them that they will need to come before the Historic Commission for approval as well since they are in the Historic District.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 6:43 p.m. Seconded by Mr. Lowney. Motion carried 5-0.

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, March 17, 2021, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Jeanne Steiner, Brendan Lowney, Bob Doane, and Historic Assistant Melyssa Millett

Others in Attendance: Ronald 'Chuck' Martin, Attorney Brian Wall, Peter Hopple, Marla and Ralph Lamontagna, Saumil Patel

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing

- A. **HH2021-02 Notice of Intent (NOI)** has been received for 20 Grey Neck Road, Map 5, Parcel N6-K2, in the R-H-1 zoning district. The application proposes partial demolition and rebuild of an addition on the dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Ronald Martin as Owner, Cape Coastal Builders, Inc. as Applicant.

Attorney Brian Wall presented the project for the Owner and Applicant. He explained that this was a Cape style cottage which was constructed in 1910. The proposed work included demolition of the rear addition that was not part of the original dwelling, and to construct a new addition in its place. All of the work would take place at the rear of the structure, and the new addition would be more consistent with the historic character of the house. Materials would match the original wood and cedar shingles. Attorney Wall stated that the house is not historically significant other than being on the Harwich Historic Inventory List, and called for a determination of non-significance. He also stated that, because the work is taking place entirely at the rear of the dwelling, the HDHC could approve it even if it was determined to be significant.

Mr. Doane asked if the dormers on the house were original. Mr. Martin stated that they were not and that they were created when the addition was added. Mr. Doane asked if the chimney and slope of the roof would remain, to which Mr. Martin responded that they would.

Ms. Steiner, Ms. Eldredge, and Ms. Maslowski all expressed their appreciation for the preservation of the structure's front.

Harwich residents and abutters to the property Marla and Ralph Lamontagna asked when the work would take place if approved. Mr. Hopple stated that it would be complete by June 15th at the latest. Mr. and Mrs. Lamontagna stated their support for the project.

Hearing no further comments. Ms. Maslowski called for a motion.

Mr. Doane motioned to close the public hearing. Seconded by Ms. Steiner. Motion carried 4-0.

Mr. Doane moved to approve the Notice of Intent as presented. Seconded by Ms. Eldredge. Motion carried 4-0.

- B. **HH2021-03 Certificate of Appropriateness (COA)** has been received for 711 Main Street, Map 41, Parcel D8 in the C-V and the Harwich Center Historic District. The application proposes the installation of 4' Cedar Fence. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Saumil Patel as Owner and Applicant.

Saumil Patel presented the project as Owner and Applicant. Mr. Patel explained that they wish to attach a 4' Cedar fence to the existing guardrail to block headlights for neighboring properties. The proposed fence would be the same as what was approved to surround the dumpster.

Mr. Doane asked if the fence would have a flat-top like what was pictured in the application, as the fence that was put in around the dumpster was the gothic style. Mr. Patel confirmed that it would be the flat-top fence. Ms. Maslowski stated that the fence approved for around the dumpster was meant to have a flat-top as well, so that would need to be corrected.

Hearing no further comments, Ms. Maslowski called for a motion.

Ms. Steiner moved to close the public hearing. Seconded by Mr. Doane. Motion carried 4-0.

Mr. Doane moved to approve the Certificate of Appropriateness as submitted with the flat-top fence, as seen in the submitted plans. Seconded by Ms. Steiner. Motion carried 4-0.

- C. **HH2021-04 Certificate of Appropriateness (COA)** has been received for 1 Oak St, Map 41, Parcel C6 in the R-R and the Harwich Center Historic District. The application proposes the installation of a water bottle refill station at the Brooks Park Restroom. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Town of Harwich as Owner, Patrick Otton as Applicant.

Ms. Maslowski stated that this application had been withdrawn without prejudice, and would likely be resubmitted in the future.

III. Public Meeting

1) Discussion and Possible Vote

a. Meeting Minutes

- i. August 5, 2020
- ii. August 19, 2020
- iii. September 23, 2021
- iv. February 17, 2021

Ms. Steiner motioned to approve the Meeting Minutes. Seconded by Ms. Eldredge. Motion carried 4-0.

2) Reports from Commission Members

Mr. Doane stated that there were no real updated from the CPC. Ms. Maslowski confirmed that the headstone portion of the CPC Grant for the Cemetery was approved but the fences would be held off until a later date. The project at Brooks Academy was also approved in full.

Ms. Maslowski had no Planning Board update, and stated that the only real question was on whether the Royal should be approved for apartments. The meeting with the Royal was continued to the next week and she stated that she anticipated it to be a lengthy meeting with public comment.

Mr. Doane inquired as to where they were in the bylaw update process. Ms. Maslowski stated that it was headed to Town Counsel last she heard and would be put on the warrant for Town Meeting. Mr. Doane asked if the Board of Selectmen needed to review it before it would be put on the warrant. Ms. Maslowski responded that it would need to be approved by the Board of Selectmen. Mr. Doane stated he wanted to be sure it would make it on the warrant.

3) Other updates

Mr. Doane stated that the only other update he could give was regarding the continued discussion of the logistics for the gravestone preservation and restoration project.

Ms. Maslowski only had a minor update on the Demolition Delay Bylaw, stating that the draft was sent to Town Counsel for review, and they should be getting feedback soon. Mr. Doane asked if it would be ready to go on the warrant for the Annual Town Meeting. Ms. Maslowski stated that she was hopeful that it would, but she was not sure. Ms. Maslowski explained that state legislature had passed to allow the extension of Town elections.

Mr. Doane asked that the Property Record Study be added to the next agenda for discussion.

Ms. Maslowski gave a reminder that there are openings on the Commission if anyone was interested.

I. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 6:37 p.m. Seconded by Ms. Steiner. Motion carried 4-0.

DRAFT