

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, May 19, 2021, 6:00 PM
Meeting Agenda

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

Please join my meeting from your computer, tablet or smartphone.

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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. HH2021-09 Certificate of Non-Applicability (CONA) has been received for 102 Parallel St, Map 41, Parcel D7-2, in the C-V zone and the Harwich Center Historic District. The application proposes interior remodel of bathroom and TV room. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Erik Dichter and Kim Terwilliger as Owner, Josh Drohan of Philbrook Construction as Applicant.

B. HH2021-10 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 Owner/Applicant proposes a change to the height of the previously approved fence after Planning Board review. 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.

III. Public Meeting

1) Discussion and Possible Vote

a. Meeting Minutes

i. April 21, 2021

b. Proposed Property Record Study

c. 328 Bank St – The Royal at Harwich Village – Work in Historic District

2) Reports from Commission Members

3) Other updates

IV. Adjourn

Next HDHC Meeting – Subject to Change – June 16, 2021

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.

HH 2021-09

Application and Certificate Form

for property located at:

102, Parallel ST, NGH 6

Street Number, Street Name, Village

41-D7-2-0

C-V

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 Erik Dichter & Kim Terwilliger Telephone 978-302-6960

Mailing Address 616 Devenwood Way Email Address kimterwilliger@gmail.com

Owner Authorization Signature: See attached

Applicant (if different) Philbrook Construction Telephone 508-737-6303

Mailing Address (if different) 125 Wianno RD, YPort Email Address josh@pecsg.com

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>Interior work only: bathroom and</u>	

& "TV room" remodel

**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.

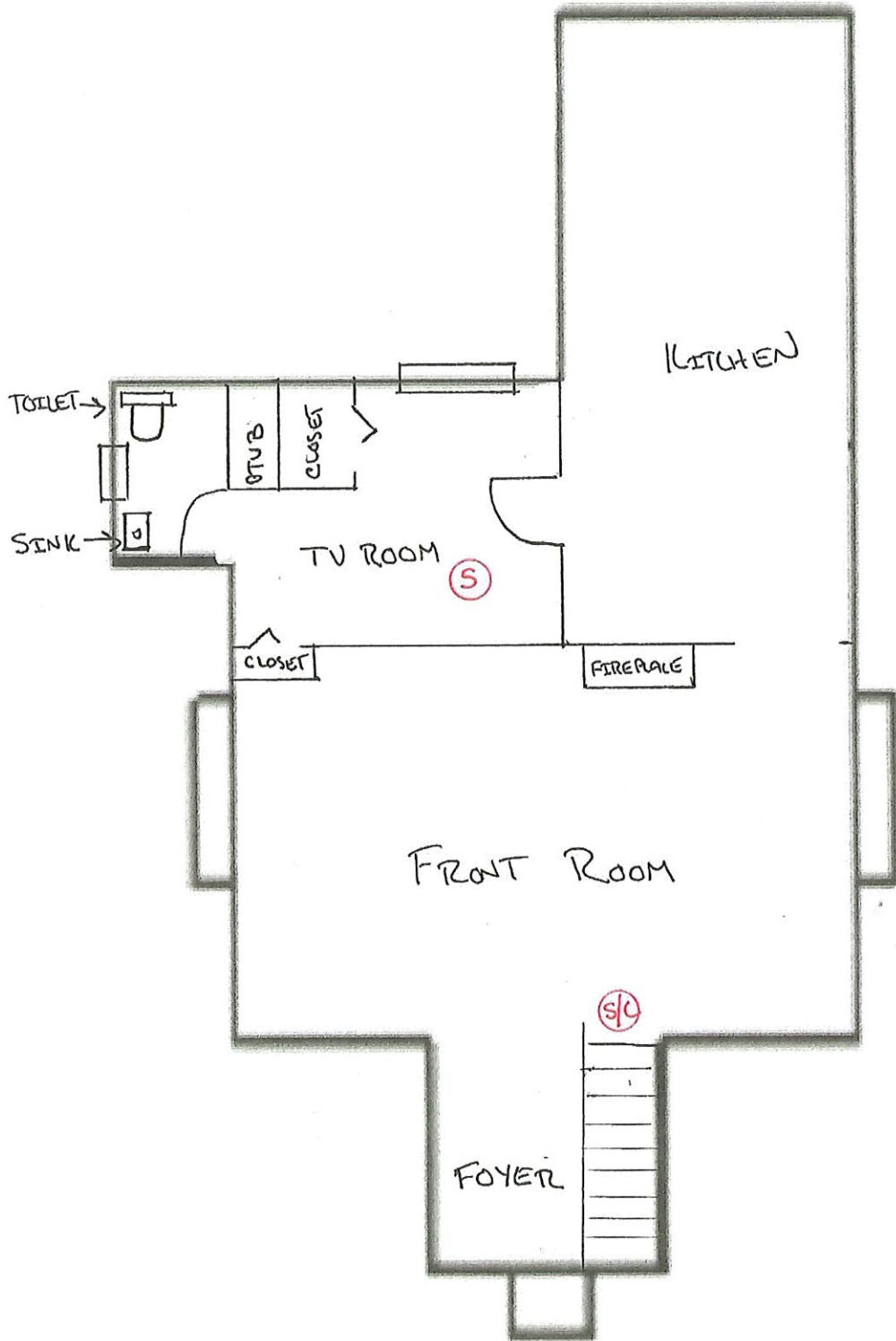
By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which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

Applicant Signature  Date 22 APR 2021

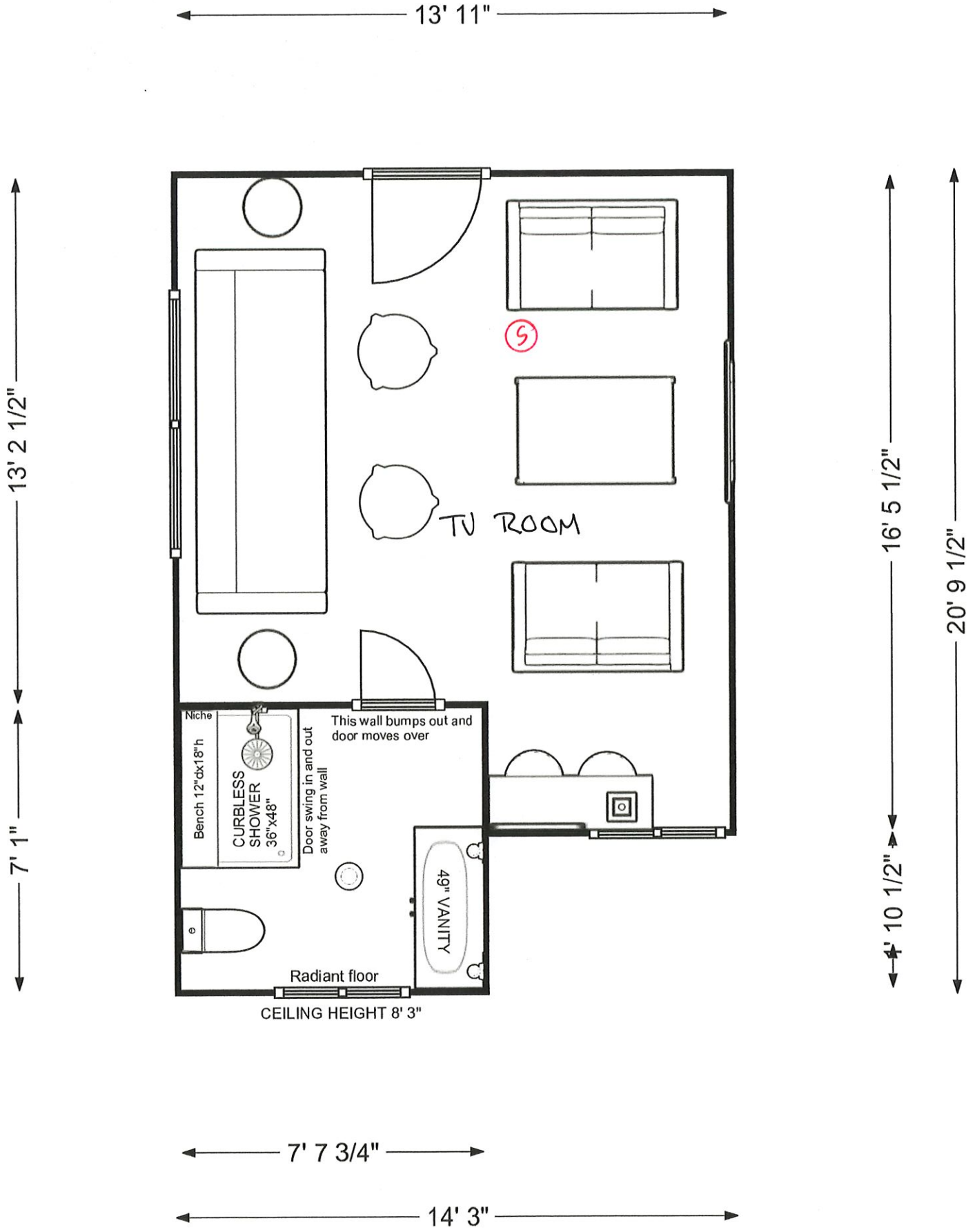
<u>For Committee and Staff Only</u>			
Date(s) of Hearing or Determination: _____			
Approved	Denied	Continued	Withdrawn without Prejudice
Comments/Conditions: _____			

Board Chair Signature		Date	

Existing First Floor Layout



Updated Bathroom & TV Room Layout





Project Contract

12 April 2021

Submitted to: Kim Terwilliger
Address: 102 Parallel St., Harwich, MA 02645

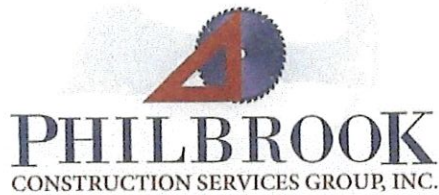
Project Cost: \$35,400

This agreement made the 12th of April, 2021, between Philbrook Construction Services Group, Inc., a corporation existing under the laws of the Commonwealth of Massachusetts, and Kim Terwilliger, mutually agree as follows:

Description: Remodel an existing Bathroom; Create an enlarged tiled shower with tiled bench, and curbless entry. Repair floor joists and install new underlayment with radiant heat mat and tiled floor. Update/replace insulation, plumbing and electrical layouts, and wall finishes. Replace fixtures, entry door, and window trim. Update TV Room; remove existing wood floor and refinish the existing floor (planned) update electrical layouts, remove entry door between the Kitchen, and paint.

Scope of Work:

1. Permit and receive approval for the project through the Town of Harwich: Building Department.
2. Provide site waste management; toilet and contracted dumpster.
3. Prepare site and interior for construction process: ensure all customer furniture and valuables are stored and clear of work areas (by owner). Add floor protection (where necessary), furniture covering, and zip walls as needed to limit the wear of current floor finishes and mitigate excess dust.
4. Demolition Phase: Remove;
 - a. Fixtures: Toilet, pedestal sink, faucets, and tub.
 - b. Baseboard heat; NOTE: as planned the heat will be removed permanently AND capped below the floor for future use if needed.
 - c. Tiled tub surround.
 - d. Tile floor and subfloor; NOTE: floor joists will need to be replaced (currently cut) and reframed to accommodate curbless shower entry.
 - e. Plaster/Drywall Wall Finish: Remove wall and ceiling finishes in their entirety. Review insulation package for replacement/removal as needed.
5. Framing Phase: Construct/Install; Bathroom
 - a. Relocate current Bathroom and closet wall and reframe new Bathroom entry wall with door opening.
 - b. Replace and reframe the floor joists to accommodate a lowered subfloor height for the curbless shower entry and to account for the currently cut floor joists.
 - c. Add blocking to interior walls as needed to receive towel bars, hooks, and fixtures.
 - d. Install new subfloor and add new underlayment to receive the tile floor.



6. Utilities:

a. Electrical:

- i. Demo existing Bathroom wiring.
- ii. Install (1) Panasonic fan only in the toilet area.
- iii. Install (3) 4" LED Recessed lights, switched. Proposed as (1) in the Shower area, (2) in the general layout.
- iv. Relocate wire and install (2) vanity lights (owner provided).
- v. Install 20 AMP GFCI outlet wiring.
- vi. Install 20 AMP circuit for the radiant floor heat.
- vii. Add (2) circuits in the front panel.
- viii. Provide wall mount TV power and cable in the TV Room.

b. Plumbing:

- i. Update shower, toilet, and vanity connections (remove and cap for demo).
- ii. Install owner provided fixtures; toilet, shower drain, sink, and faucets.
- iii. TV Room: Replace baseboard covers, (2) locations, with a new Revitaline baseboard covers.

c. HVAC: Vent new bathroom fan to the existing wall vent.

7. Insulation: Install insulation package throughout all new framing and exposed or updated areas; exposed partition walls, ceilings, and exposed exterior walls. AS NEEDED.

- i. R-13 Kraft fiberglass batts in exposed 2x4 exterior walls with vapor barrier.
- ii. R-38 Kraft fiberglass batts to the exposed ceiling.
- iii. Roxul sound attenuation in bath interior walls (to exposed framing);
- iv. Air seal and fire block windows, doors, plumbing and electrical runs as needed.

8. Finishes: Install/Apply;

a. Plaster/Drywall:

- i. Bathroom: To all exposed framing in bathroom, moisture resistant blueboard to be installed, primed and sanded.
- ii. TV Room: Repair seams and walls as needed. As planned areas will be reviewed with owner and against allowance prior to work being completed.

b. Bathroom:

i. Tile:

1. Install Stata heat mat on the Bathroom floor, to include the shower area. The thermostat will be placed on the wall.
2. New tile floor; main bathroom floor and the shower.
3. Shower wall surround with (1) new niche.
4. Shower bench.

ii. Install glass shower surround.

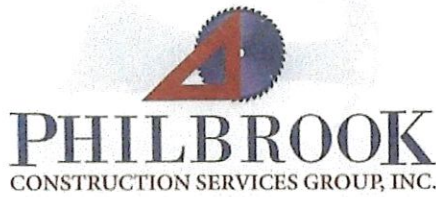
iii. Emplace bathroom vanity and sink.

iv. Install bathroom hardware; towel bars, hooks, and mirror (provided by owner).

v. Install new solid core door (includes door trim).



- c. TV Room:
 - i. Install new baseboard throughout the room.
 - ii. Install two-part crown moulding on the elevated section of the ceiling.
 - iii. Apply casing on the exposed opening between the Kitchen and TV Room.
 - iv. Refinish the existing wood floor (planned).
- 9. Complete all plumbing updates and install owner provided fixtures.
- 10. Complete electrical updates and install owner provided fixtures.
- 11. Paint: TV Room and Bathroom; All interior finishes: walls, ceiling, and trim.
- 12. Clean the TV Room and Bathroom and remove the waste.
- 13. All waste to be removed by contracted container



Acceptance: The above terms, conditions, and descriptions are hereby accepted.
In witness whereof, the parties hereto have caused this instrument to be executed of the day and year first written above. In the presence of (Owner's Signature Required):

Mrs. Kim Terwilliger (Owner)

Philbrook Construction Services Group, Inc.




_____ 4/20/25

- Attachment 1; Owner and Contract Costs, Selections, and Allowances
- Attachment 2; Project Cost Breakout
- Attachment 3; Terms and Conditions Rider
- Attachment 4; Certificate of Liability and Workmen's Compensation Insurance
- Attachment 5; Owner Authorization Form (Permitting)

TOWN OF HARWICH

HISTORIC DISTRICT AND HISTORICAL COMMISSION



APPLICATION AND CERTIFICATE FORM

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

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.

SECTION I: (Circle one)

- A. Certificate of Appropriateness:** Required for additions, new construction, or alteration (such as changes in design, material, color or outward appearances) of a building or structure visible from a public space; any addition to, or removal of appurtenances or features from a structure; any removal or demolition of a building or structure, or appurtenance or feature thereof.
- 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 design, color or outward appearances.

SECTION II: Applicant Information (Note: A non-owner may only apply in the event that the owner attaches a written waiver authorizing this Application)

Address of Proposed Work 711 Main St, Harwich

Map 41 Parcel D8 Zone(s) C-V / HC Overlay

Applicant Saumil Patel Telephone (617) 669-9148

Mailing Address 711 Main St, Harwich, MA 02645

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
<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 checked="" type="checkbox"/> Fence, Gate	<input type="checkbox"/> Parking	<input type="checkbox"/> Utilities
<input type="checkbox"/> Gutters, Downspouts	<input type="checkbox"/> Porch, Deck	<input type="checkbox"/> Window(s)
<input type="checkbox"/> House Numbering	<input type="checkbox"/> Roof	<input type="checkbox"/> Other*

*Please specify structures/feature not listed i.e. dormers, foundations, shed, wall, etc.

SECTION IV: REQUIRED ATTACHMENTS TO BE INCLUDED HEREWITH

A. One Certified Abutter List – available from the assessor’s office

B. 13 Copies Required for all projects, as noted:

1. Photographs of sufficient number and quality to adequately document existing conditions.
2. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
3. Paint samples, as applicable.

C. Additional requirements* for building construction, additions or alterations excluding all roof resurfacing or siding projects.

4. Stamped Architectural elevation plans for building construction projects.
5. Stamped Site/plot plan specifying structure *in situ*, specifying all set-back.

(EXCEPT that scaled drawings may be submitted for fences, garden sheds and signs)

*NOTE: Certificates of Non-Applicability have only to submit Section IV.B attachments.

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.

Signed Samir Patel Date 4/28/21

Date(s) of Hearing or Determination: May 19th, 2021

Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

Board Chair

Project:
PROPOSED CONVENIENCE STORE/DELI & APARTMENTS AT 711 MAIN STREET, HARWICH, MA

Applicant:
**SAUMIL PATEL
 783 MAIN STREET
 HARWICH, MA 02645**

Owner:
**BASSIL ELIE TRS ET AL
 BASSIL RABIH TRS
 8A HEADWATER DRIVE,
 WEST YARMOUTH, MA 02673**

Deed Reference:
**OWNER'S REFERENCE
 BOOK 28565 - PAGE 153
 PLAN BOOK 361 - PAGE 3**

Issue Date: 04/19/2021

Revisions		
No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

Designed By: CMS

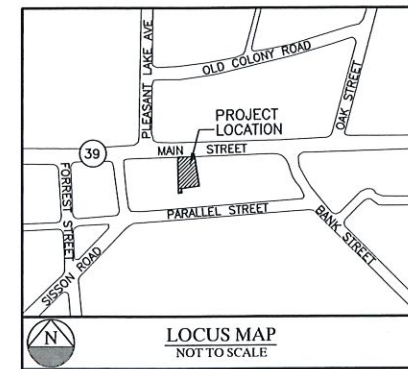
Drawn By: CMS

Checked By: HC

Sheet Title:

SITE LAYOUT PLAN

Sheet Number: 1 OF 1



BUILDING 1st FLOOR AREA BREAKDOWN

CONVENIENCE STORE:	= 2,180 S.F.
DELI & SEATING AREA:	= 630 S.F.
ACCESS TO SECOND FLOOR AND SPRINKLER ROOM:	= 674 S.F.
TOTAL FIRST FLOOR AREA:	= 3,484 S.F.

SITE DATA:
 ADDRESS: 711 MAIN STREET,
 HARWICH, MA 02645
 ASSESSORS MAP 41 LOT D8
 ZONING DISTRICT: COMMERCIAL VILLAGE
 AREA: 27,441 Sq.Ft. (0.63 Acre)
 USE: CONVENIENCE STORE WITH TWO
 RESIDENTIAL APARTMENTS

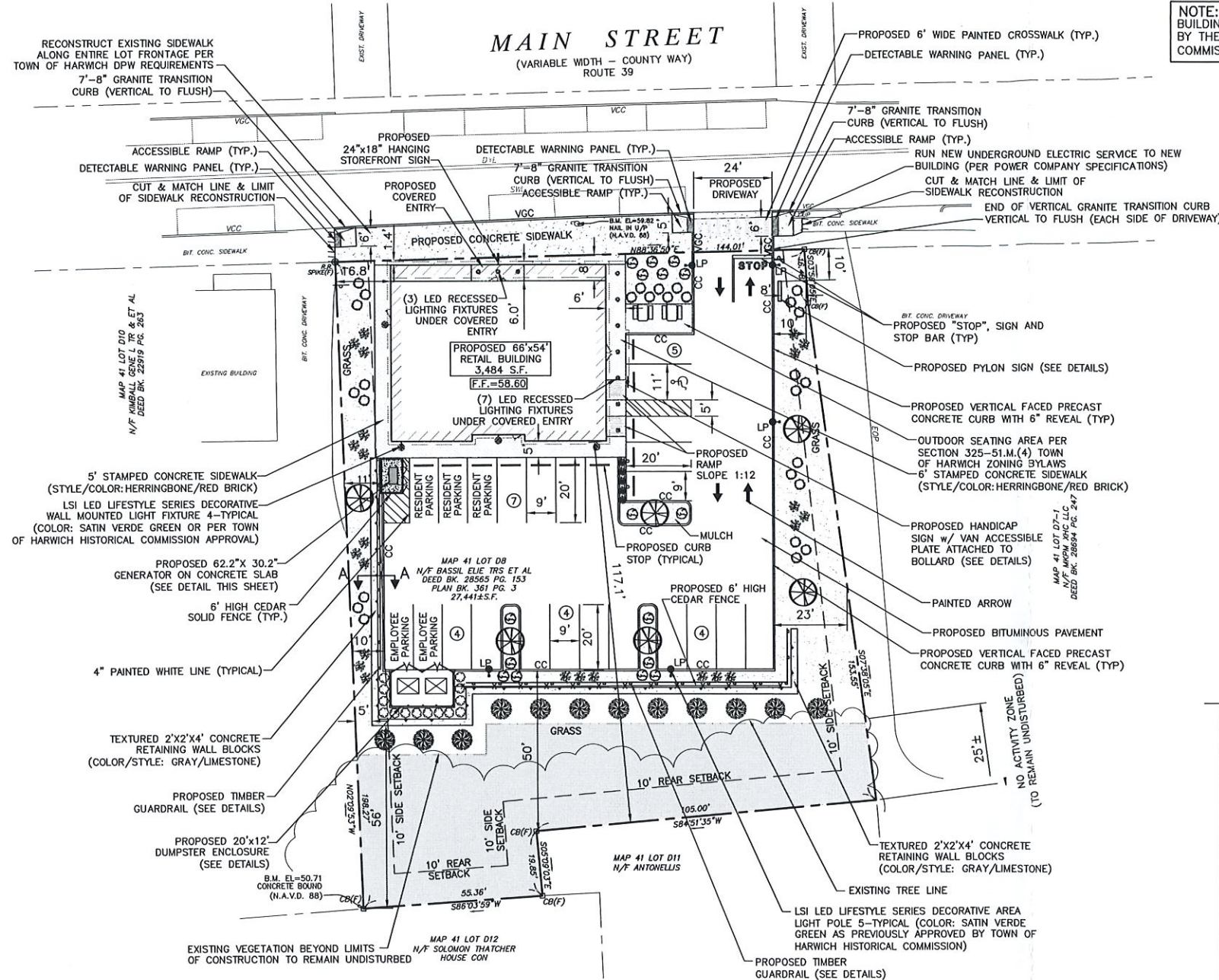
711 MAIN STREET, HARWICH, MA
ZONING ANALYSIS TABLE (C-V) COMMERCIAL VILLAGE (HCHDO) HARWICH CENTER HISTORIC DISTRICT OVERLAY

ZONING CRITERIA	REQUIRED		EXISTING	PROPOSED
	C-V	HCHDO		
MIN. LOT SIZE	40,000 S.F.	15,000 S.F.	27,441 S.F.	27,441 S.F.
MIN. FRONTAGE	150'	150'	141.01'	141.01'
MAX. LOT COVERAGE	80%	80%	44.0%	53.0%
MAX. BUILDING COVERAGE	50%	50%	1.2%	13.0%
MAX. BLDG. HEIGHT	30' (2.5 STORIES)	30' (2.5 STORIES)	30' +/-	30' +/-
MIN. FRONT SETBACK	25'	***	64.4'	1.4'
MIN. REAR SETBACK	20'	10'	96.8'	117.1'
MIN. SIDE SETBACK	20'	10'	53.6'	14.9'

*** FRONT SETBACK REQUIREMENTS FOR HARWICH CENTER OVERLAY DISTRICT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW BASED ON EXISTING DEVELOPMENT PATTERNS AND THE ELEMENTS OF THE PROPOSED PROJECT.

NOTE:
 BUILDING PLANS HAVE BEEN APPROVED BY THE HISTORIC DISTRICT HISTORICAL COMMISSION CASE#: HH 2019-05

MASSACHUSETTS COORDINATE SYSTEM
 GRID NORTH - NAD 83



NOTES:

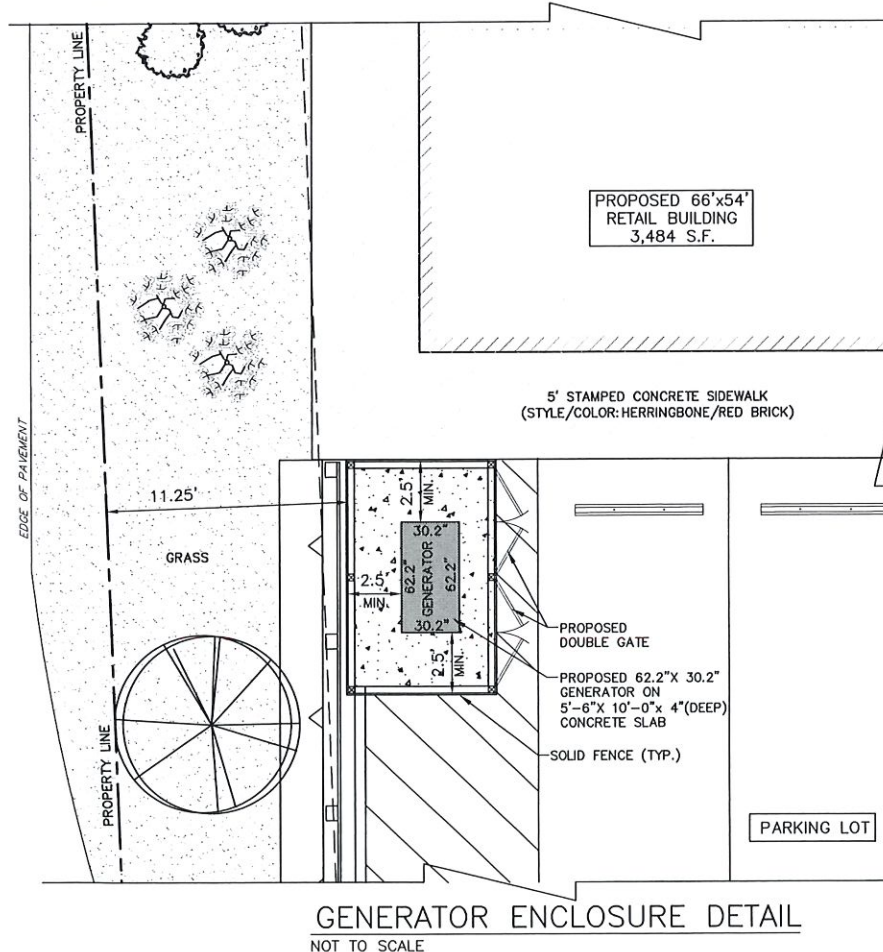
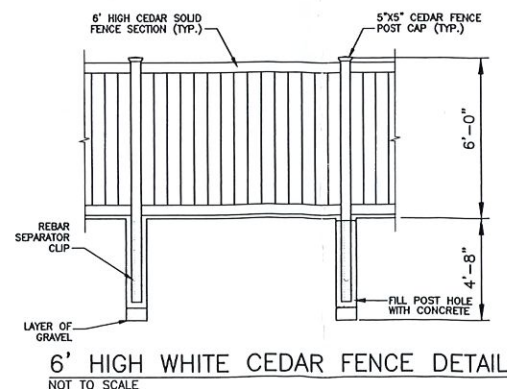
1. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
2. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BORDERLAND ENGINEERING, INC.
4. THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.I.R.M. 25001C0612J EFFECTIVE DATE JUNE 7, 2012.
5. UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 [(888)DIG-SAFE].

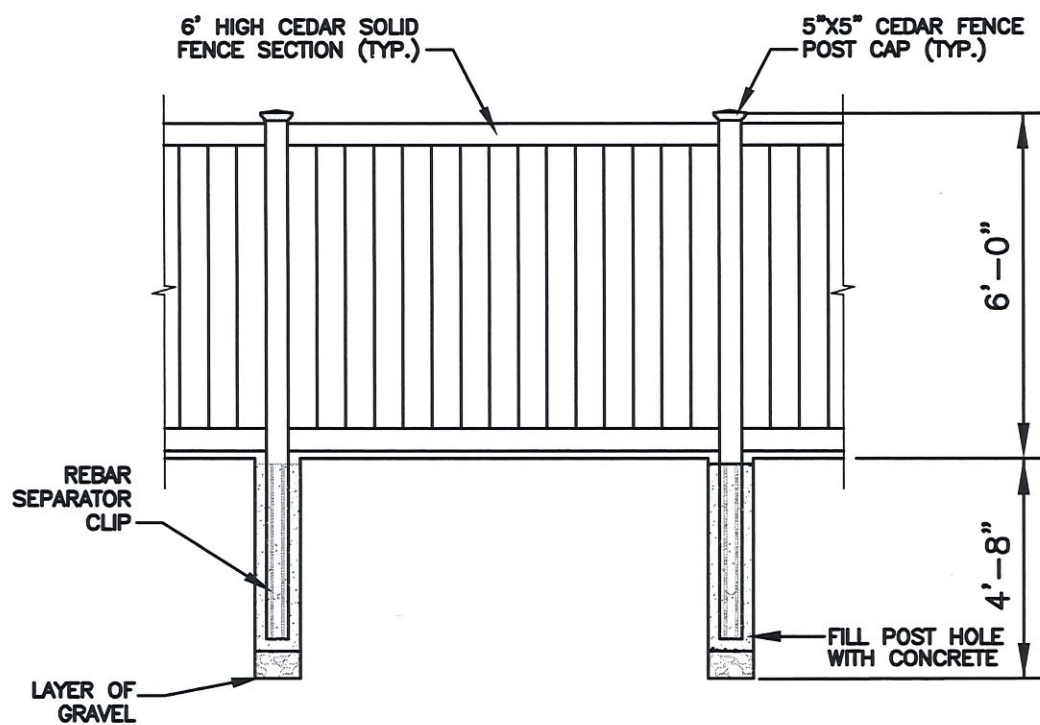
1"=20' SCALE IN FEET



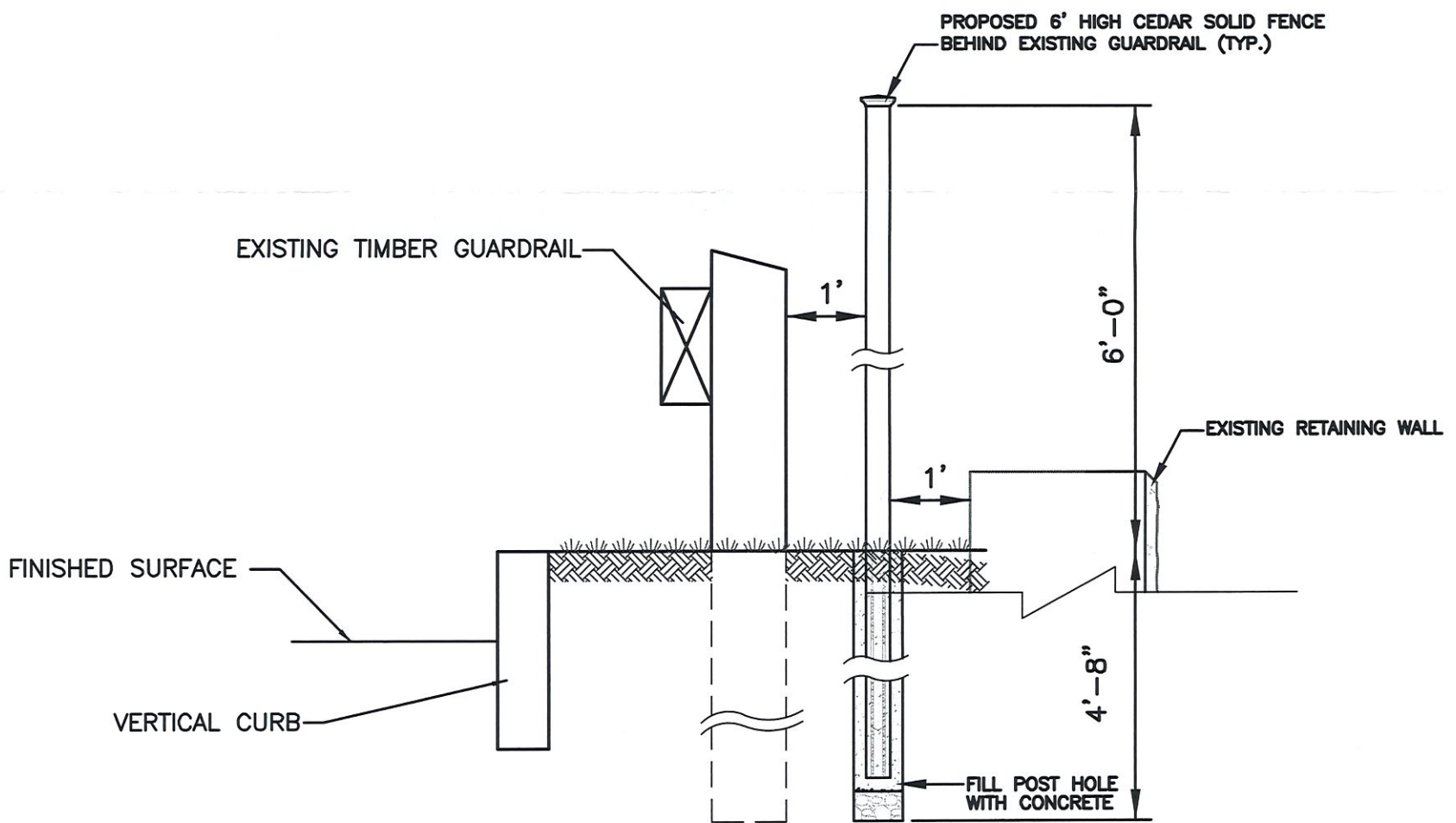
PARKING DATA

RETAIL (CONVENIENCE STORE): ONE (1) SPACE PER ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA DEDICATED TO CUSTOMER USE OR DISPLAY, BUT NOT LESS THAN 70% OF THE TOTAL AREA.	
70% TOTAL AREA = 0.7 X 2,180 S.F./150 S.F.	= 10 SPACES
RESTAURANT FAST FOOD TAKEOUT (DELI): ONE (1) PER EMPLOYEE MAXIMUM SHIFT, PLUS SIX (6), PLUS ONE (1) PER FOUR (4) SEATS, INDOOR OR OUTDOOR.	
1 EMPLOYEE + 12 SEATS (INDOOR/OUTDOOR)/4 + 6 SPACES	= 10 SPACES
MULTI FAMILY OR MIXED USE DEVELOPMENT: 1.5 SPACES PER UNIT (2 UNITS) X (1.5 SPACES)	= 3 SPACES
TOTAL PARKING REQUIRED	= 23 SPACES
PROVIDED: TOTAL PARKING PROVIDED	= 24 SPACES





6' HIGH WHITE CEDAR FENCE DETAIL
NOT TO SCALE



6' HIGH CEDAR FENCE SECTION
NOT TO SCALE



112 STATE ROAD,
N. DARTMOUTH, MA 02747
TEL:(508) 858-5040 FAX:(508) 858-5041
www.choubahgroup.com

Project:
PROPOSED
CONVENIENCE
STORE/DELI &
APARTMENTS
AT
711 MAIN STREET,
HARWICH, MA

Prepared For:
SAUMIL PATEL
783 MAIN STREET
HARWICH, MA 02645

Issue Date: 04/19/2021

Project Number: 18-511

Revisions

Scale: AS SHOWN

No.	Date	Description

Drawn By: C.M.S.

Designed By: H.C.

Reviewed By: H.C.

Sheet Title:
CEDAR FENCE
DETAIL

Sheet Number. 1 OF 1

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 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: Attorney William Crowell, Manijeh Lawrence, Jim Martucci, Phil and Paula Taylor, Peter Edwards, Rebecca Allen, and David Hagstrom

Chairperson Mary Maslowski called the meeting to order at 6:26 p.m.

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.

Attorney Crowell presented the project, explaining that the project had already received a special permit from the Board of Appeals, that the dwelling would be in the same footprint, and that exterior changes have been designed in the style of the original dwelling and to match the neighborhood. Attorney Crowell read a letter of support from the owners at 22 Central Ave into the record.

Ms. Steiner expressed concerns about the removal of the porch and change to the roof. Mr. Doane agreed that the change to the roof did not seem necessary and would impact the aesthetic. Ms. Lawrence, owner, explained that the porch was not original to the house, and that the changes to the roof would give more upstairs room and would match the neighborhood better.

Mr. Doane asked if there was a change to the existing versus proposed height of the dwelling. Mr. Martucci explained that there is a 3 foot increase in height. Mr. Doane stated that the style looked good, but that this project is close to a full-tear down with the removal of the second floor. Mr. Lowney and Ms. Eldredge agreed that this is a very large change and that it would look significantly different from the original. Ms. Maslowski added that one of the goals of the Commission is to maintain the street scape and that it is important to keep unique homes.

Mr. and Ms. Taylor, owners of 23 Ocean Ave, expressed an issue with the footprint of the house. Attorney Crowell explained that the setbacks were approved by the Board of Appeals, and this concern does not fall under HDHC jurisdiction.

Ms. Maslowski explained that the vote options for the HDHC is to allow demolition, continue the hearing so changes could be made to the plan, or to deny the project and impose a demolition delay. Mr. Doane, Ms. Steiner, Ms. Eldredge, and Mr. Lowney expressed that they would need to see changes to the plan to approve the demolition. Attorney Crowell stated that they would not like to return to the Board of Appeals with changes, so they would go with the demolition delay option.

Mr. Doane moved to close the public hearing. Second by Ms. Steiner. Motion carried 5-0.

Mr. Doane moved to deny the application as the building is of architectural significance to the campground neighborhood, and impose a 12 month demolition delay. Second by Ms. Steiner. Motion carried 5-0.

- 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.

Peter Edwards, owner, presented the project, explaining that this project included two bathroom renovations with window replacement. Commissioners agreed that this would be fine as the style matches the existing windows.

Mr. Doane moved to close the public hearing. Second by Mr. Lowney. Motion carried 5-0.

Ms. Eldredge moved to approve the application. Second by Mr. Doane. Motion carried 5-0.

- 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.

Ms. Allen, owner, presented the project, explaining that they would like to remove the shed and replace it with something that matches the aesthetic of the District and in the same footprint as the existing shed.

All Commissioners agreed that this would be an improvement.

Ms. Steiner moved to close the public hearing. Second by Ms. Eldredge. Motion carried 5-0.

Ms. Steiner moved to approve the Certificate of Appropriateness. Second by Mr. Doane. Motion carried 5-0.

- 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.

Mr. Hagstrom, owner, presented the project, explaining that he would like to repaint the right side of the building where paint is peeling. Mr. Doane asked if it would be the same color. Mr. Hagstrom stated that it would be. All Commissioners agreed that it would be fantastic to see it restored.

Mr. Doane moved to close the public hearing. Seconded by Ms. Eldredge. Motion carried 5-0.

Mr. Doane moved to approve the Certificate of Non-Applicability. Seconded by Mr. Lowney. Motion carried 5-0.

III. Public Meeting

A. Discussion and Possible Vote

- a. 328 Bank St – The Royal at Harwich Village – Work in Historic District

Ms. Maslowski explained that it had been brought to her attention that there was plastic construction fencing put up at the Royal without HDHC approval. Ms. Maslowski stated that the Building Department had been in contact with the owners. Mr. Doane asked that a notice be sent to them regarding the need to submit an application to the HDHC with landscaping and parking plans. Ms. Maslowski stated that they need to file for a Certificate of Appropriateness for all exterior changes.

Mr. Doane moved to send a letter to the Royal owners and Town Counsel. Seconded by Ms. Steiner. Motion carried 5-0.

- b. Meeting Minutes

- i. October 21, 2020
- ii. November 18, 2020
- iii. March 17, 2021

Mr. Doane moved to approve the minutes. Seconded by Ms. Eldredge. Motion carried 5-0.

c. Proposed Property Record Study

Ms. Maslowski explained that there had been an application submitted, but nothing had come of it yet. She explained that a new Town Planner had been appointed, so they would hopefully be able to get this going. Mr. Doane stated that he would update the outline for the next meeting, but overall the study would include updating the existing Historic Inventory, selecting villages in Town based on the existing map set, and registering monuments with the state (MACRIS). Ms. Maslowski stated that once they had updated this it should be sent to Administration to start the procurement process.

B. Reports from Commission Members

Mr. Doane explained that CPC articles were all set for Town Meeting.

Ms. Maslowski explained that Annual Town Meeting would be on May 8, 2021 and that the demolition delay bylaw would not be on the warrant for the spring meeting. Ms. Maslowski stated that they may want to consider scheduling time to get on the Selectmen's agenda to propose the project and try to drum up support.

Ms. Steiner explained that she will have served 9 years on the HDHC this year, and will be resigning from the HDHC in June. The Commission expressed their gratitude for the amount of work that Ms. Steiner has done for the HDHC.

IV. Adjourn

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

Ms. Eldredge moved to adjourn at 7:40 p.m. Seconded by Mr. Doane. Motion carried 5-0.