

**Historic District and Historical Commission Agenda**  
**732 Main Street, Harwich, MA**  
**Wednesday, December 16, 2020, 6:00 PM**

**THIS MEETING IS VIA REMOTE PARTICIPATION ONLY. NO IN PERSON ATTENDANCE IS PERMITTED.**  
**Channel 18 will record and Broadcast live, if possible.**

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

<https://global.gotomeeting.com/join/116837701>

You can dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: [116-837-701](tel:+15713173112)

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All case materials are available online. Visit the Commission's Home Page under [Agendas for 2020](#).

<https://www.harwich-ma.gov/node/2421/agenda/2020>

Locate the Agenda Packet for the date of the hearing.

- I. Call to order - Reading of the Certain Requirements for Public meetings.
- II. Public Hearing
  - a. **HH2020-12 Certificate of Applicability (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 to install an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to MGL c. 40C, Section 6 and the Code of the Town of Harwich, Chapter 131, Historic Preservation, Article I. Saumil Patel, owner and applicant.
  - b. **HH2020-13 Notice of Intent (NOI)** has been received for 68 Snow Inn Road, Map 15, Parcel N9-2, in the C-V zoning district. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, for a partial demolition the certain portions of southerly side of the structure described as squaring off the octagonal room, adding to the existing deck, construct a 3<sup>rd</sup> floor deck and a 1<sup>st</sup> floor patio and construct a new, full foundation. Additionally, the application proposes an interior gut. Michael and Michaela Diverio, owners.
- III. Public Meeting
  - 1) Introduce Melyssa Millett - New Building Department Exec. Asst.
  - 2) Update on Demolition Delay Bylaw – meeting with Administration
  - 3) Update on Community Preservation Committee status
  - 4) Reports from Commission Members
  - 5) Review of 2021 Meeting dates
- IV. Adjourn

**Next HDHC Meeting – January 20, 2021**

Authorized Posting Officer: Melyssa Millett, Building Assistant/Historic Support 508.430.7506

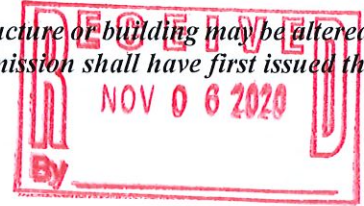
HH 2020-12

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:

711 Main St, Harwich, MA 02645

Street Number, Street Name, Village

41/D8  
Assessor's Map and Parcel #

HC, OV  
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 711 Main St LLC Telephone 617-669-9148

Mailing Address 711 Main St, Harwich Email Address saumil5691@gmail.com

Owner Authorization Signature: Samir Patel

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).
- 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 checked="" type="checkbox"/> Fence, Gate	<input checked="" 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>Generator</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 Samir Patel Date 11/6/20

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

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: 10/28/2020

Revisions		
No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

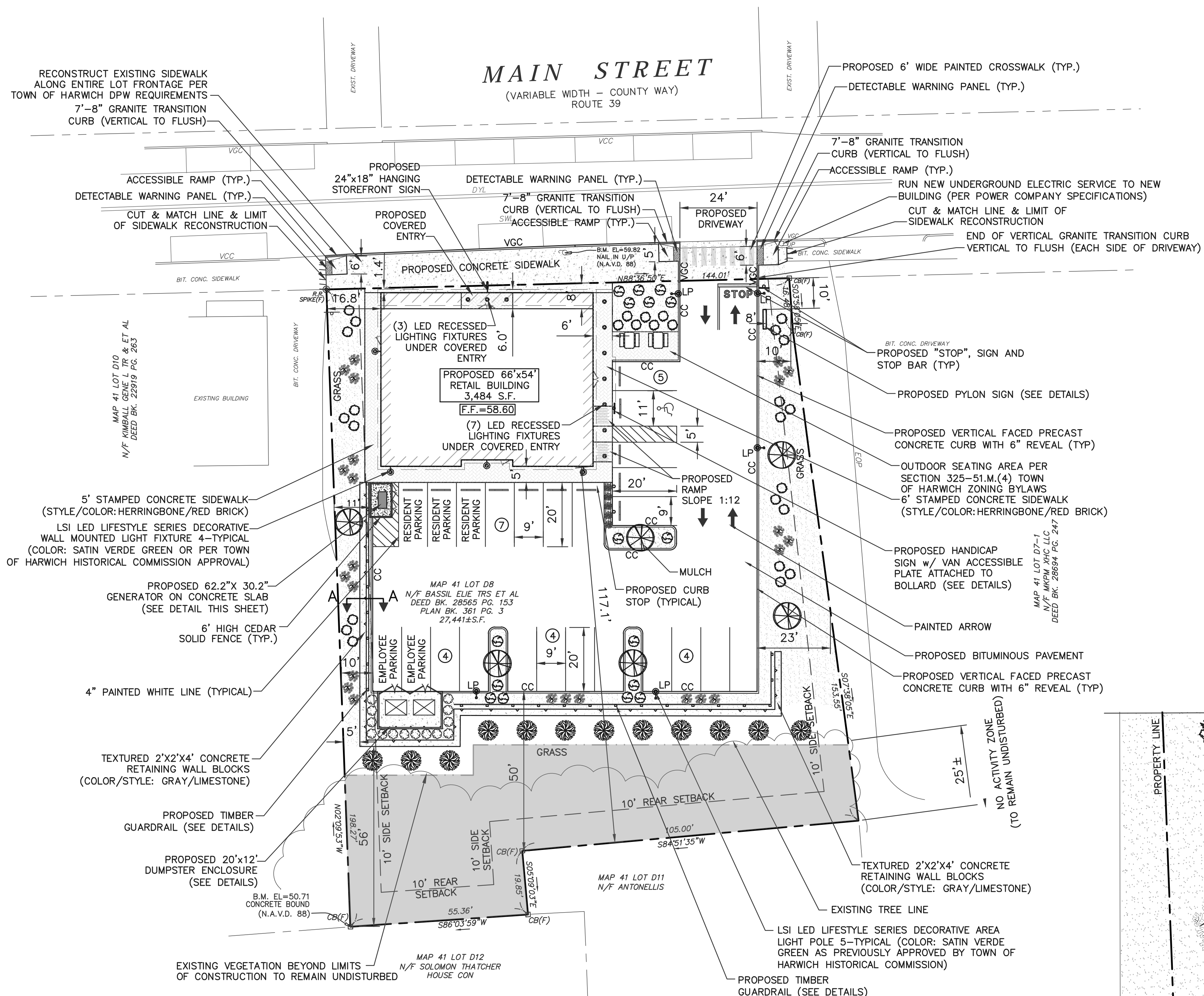
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Drawn By: CMS

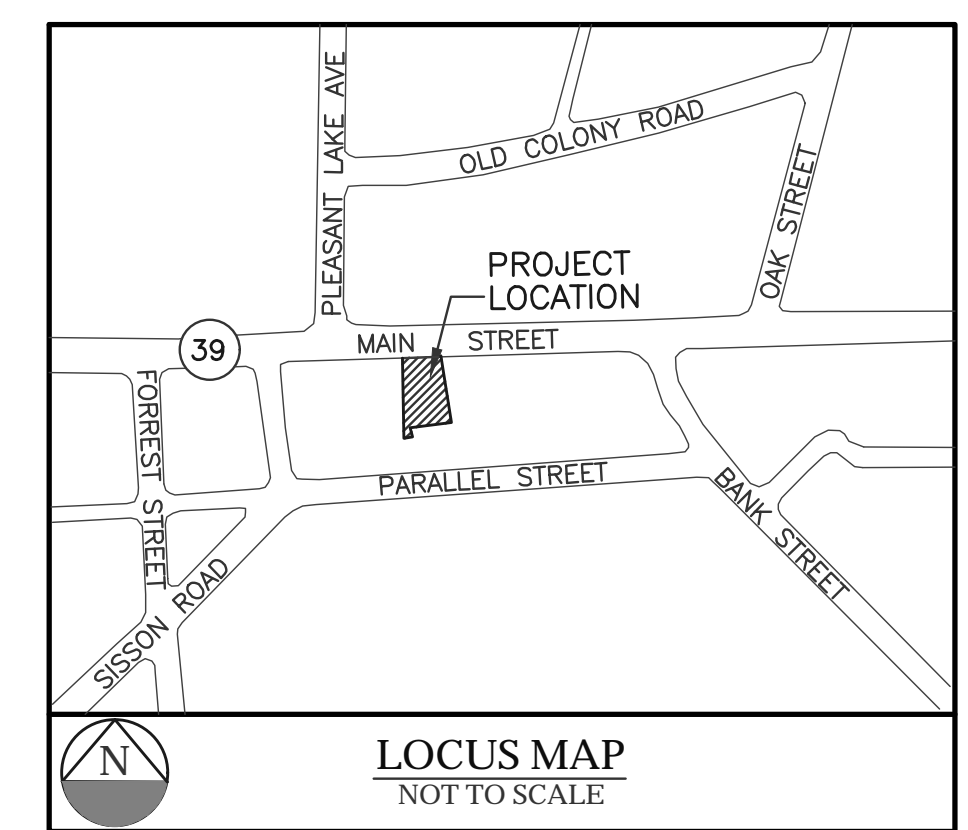
Checked By: HC

Sheet Title:  
**SITE LAYOUT PLAN**

Sheet Number: 1 OF 1

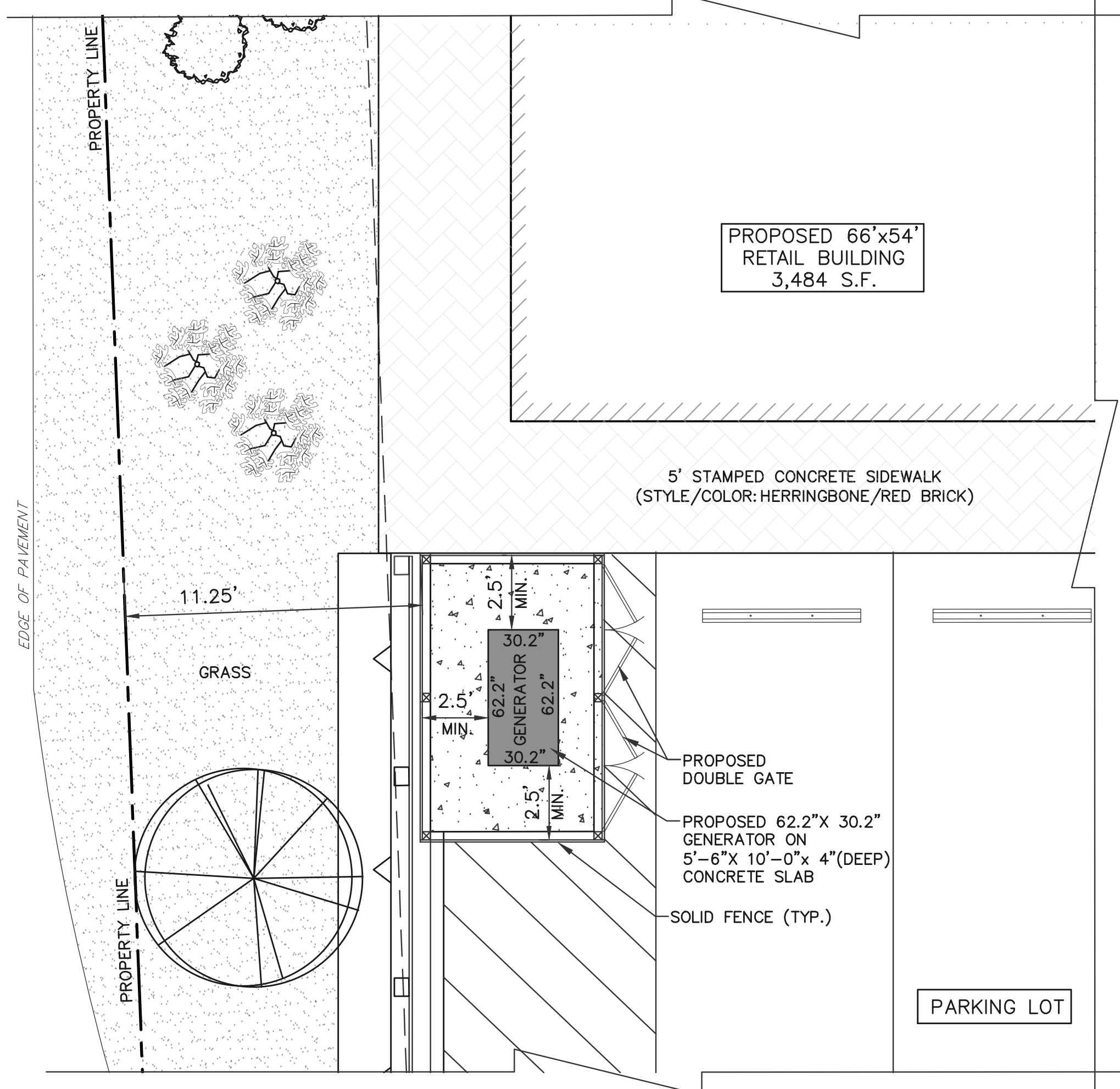
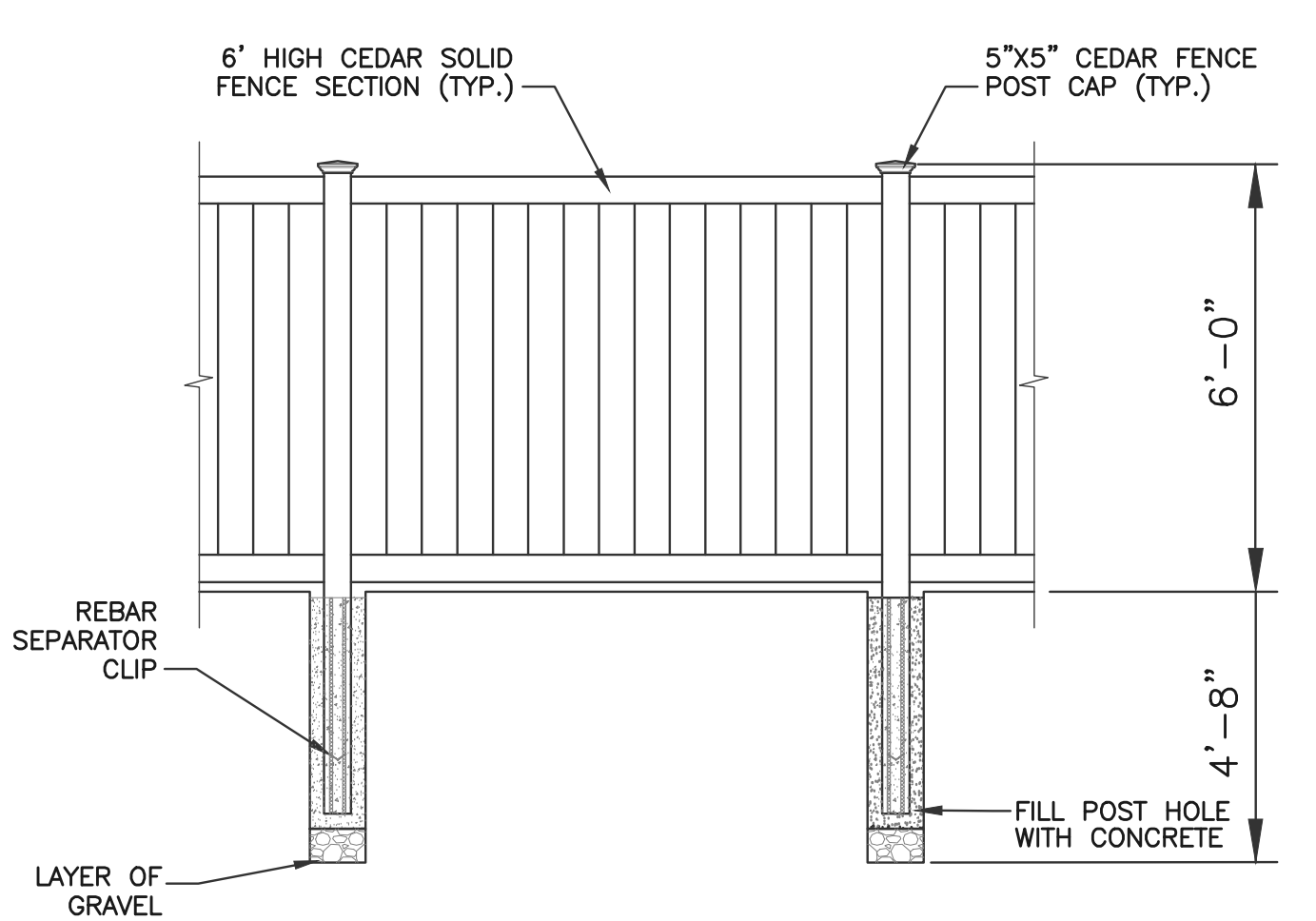
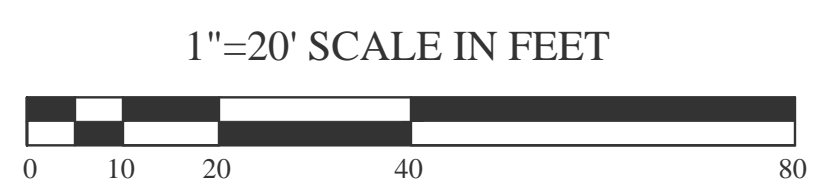


MASSACHUSETTS COORDINATE SYSTEM  
 GRID NORTH - NAD 83



**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

- NOTES:**
- 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.
  - 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.
  - 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.
  - THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.I.R.M. 25001C0612J EFFECTIVE DATE JUNE 7, 2012.
  - 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 {1(888)DIG-SAFE}.



**6' HIGH WHITE CEDAR FENCE DETAIL**  
 NOT TO SCALE

**GENERATOR ENCLOSURE DETAIL**  
 NOT TO SCALE



FRONT VIEW



REAR VIEW

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

Applicant/Owner:  
 711 MAIN STREET, LLC  
 711 MAIN STREET  
 HARWICH, MA 02645

Issue Date: 11/02/2020

Revisions		
No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS      Checked By: HC

Sheet Title:  
 ARCHITECTURAL RENDERING

Sheet Number.

Date \_\_\_\_\_  
Pymt 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**

WE, MICHAEL + MICHAELA DIVERIO, intend to demolish in whole or in part the  
(Print Owners Name)  
structure located at MAP 15 / PARCEL N9-2, R-L,  
(Assessor's Map and Parcel #, Zoning District(s))  
also known as 68 SNOW INN RD, HARWICHPORT  
(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 MICHAEL + MICHAELA DIVERIO Telephone 508-432-1643  
Mailing Address 239 EUCLID ST, SANTA MONICA, CA 90402  
Applicant (If Different) W.M.D. COWELL, ESQ. Telephone 508-432-1643  
Address 466 MAIN ST., HARWICHPORT, MA 02646  
Address of Proposed Demolition 68 SNOW INN RD.  
Description of Structure to be demolished SINGLE FAMILY RESIDENCE

**Section 2 - Determination of Historical Significance**

Date Building was Constructed ≈ 1875 RENOVATED 1999

Which records were used to establish this date? HAR. ASSESS. DATA BASE

PROPERTY IS ON HARVICH HISTORIC INVENTORY LIST

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:

No

Type of Architectural Style: CAPE COD COLONIAL

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 SQUARING OFF SOUTH SIDE OCTAGONAL ROOM, ADDING TO EXISTING PORCH + ADDING 3<sup>rd</sup> FLOOR DECK + 1<sup>st</sup> FLOOR PATIO

Age(s) of Portion(s) to be demolished ≈ 1875 + 1999 OCTAGONAL ROOM ADDITION

Describe how the remaining structure will be treated and renovated \_\_\_\_\_

NEW FULL FOUNDATION, GUTTING INTERIOR

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

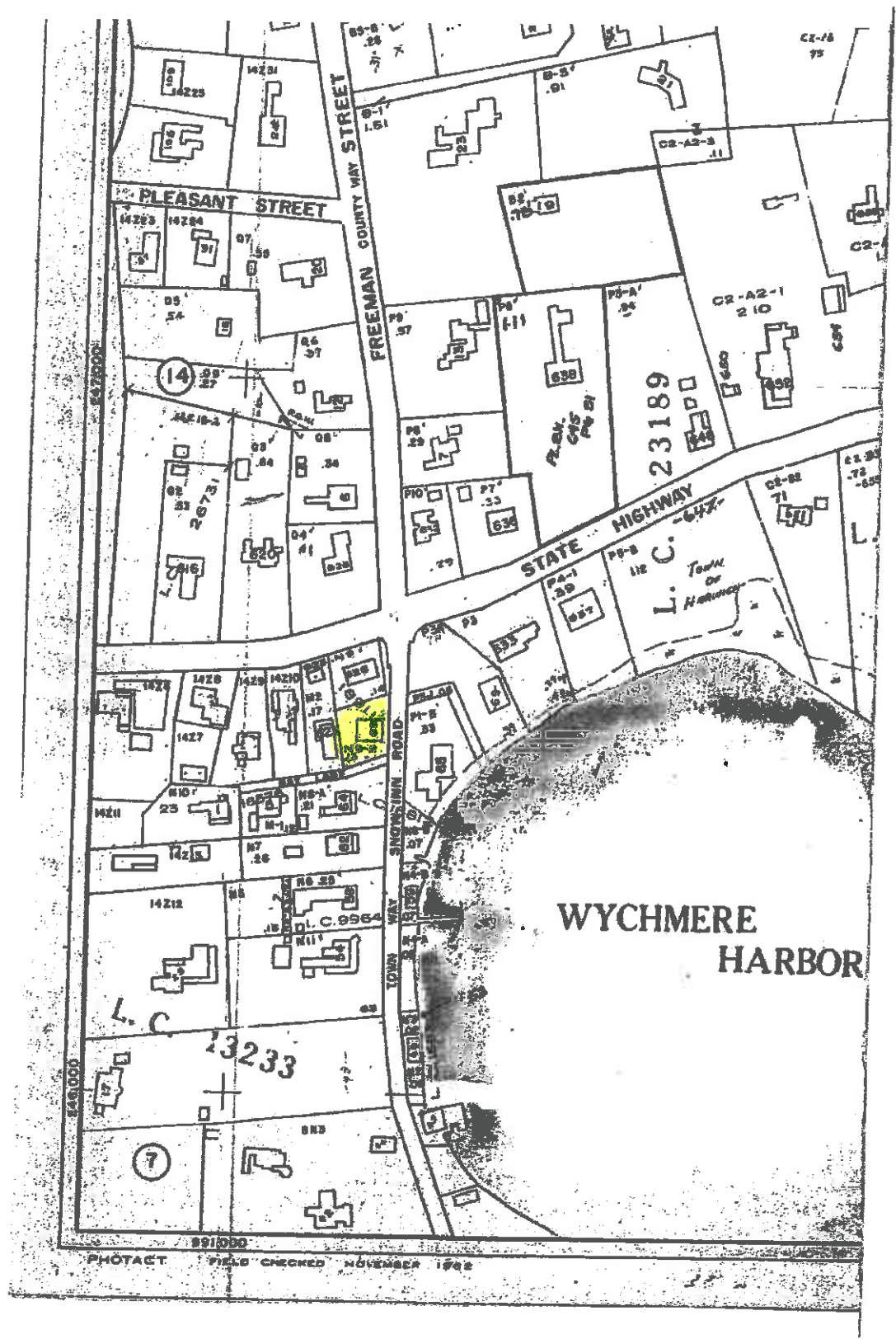
One original Abutters List signed from the Assessor's Department (508.430.7503)

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

Michael Dineen (Signature of Owner) 11/2/20 (Date)

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





PLEASANT STREET

FREEMAN COUNTY WAY STREET

STATE HIGHWAY

TOWN WAY  
SNOWS INN ROAD

WYCHMERE HARBOR

647000

648000

891000

PHOTACT FIELD CHECKED NOVEMBER 1962

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L.C. Town of Harwich

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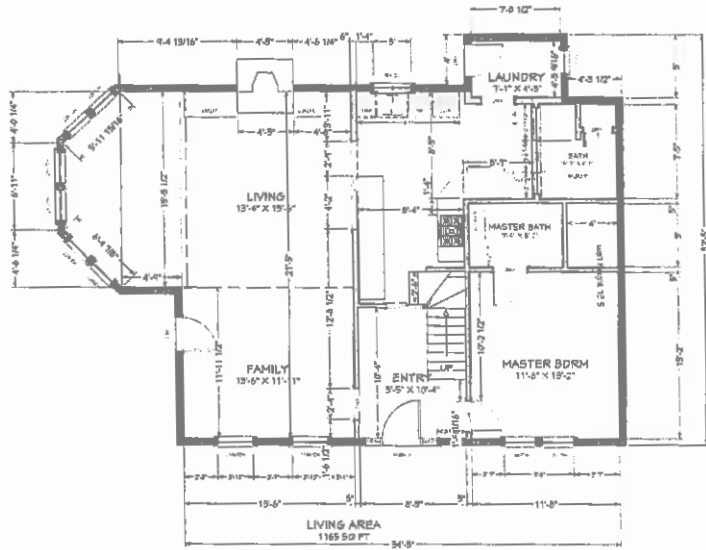
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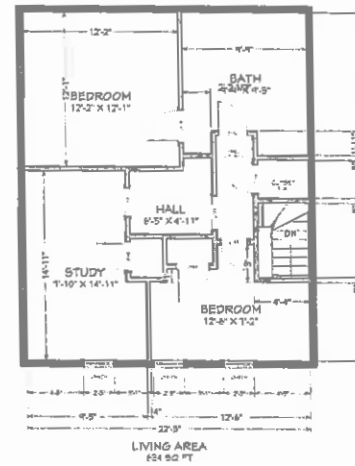
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14





1st Floor



2nd Floor

DATE	10/22/10
SCALE	
SHEET	A1

As Built

Dyren's Residence  
 66 South Iron Road  
 Hanover Pk., VA

DESIGNED BY  
 Kustman Design, Inc.  
 1012 South 25th  
 Norfolk, VA 23515

DATE  
 10/22/10

SCALE

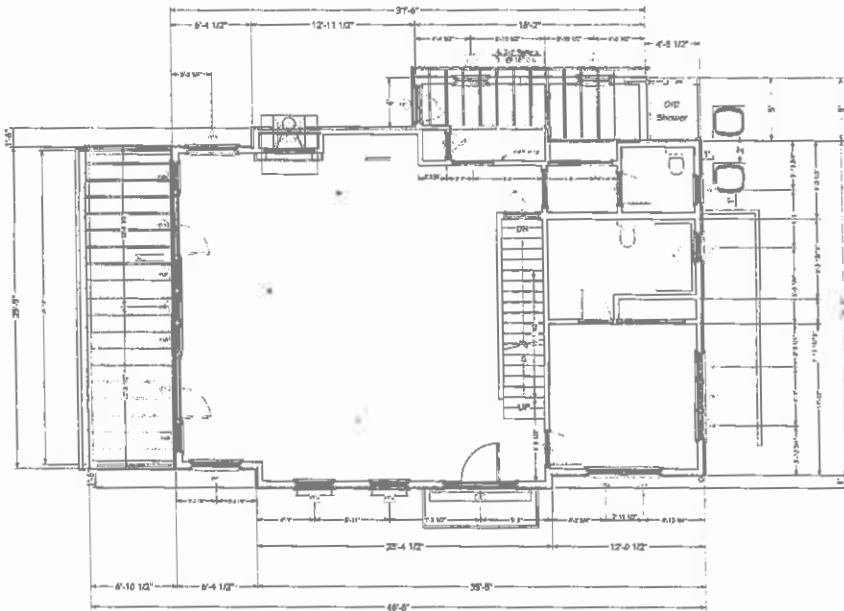
SHEET

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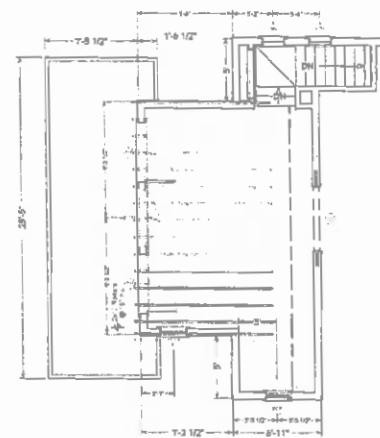




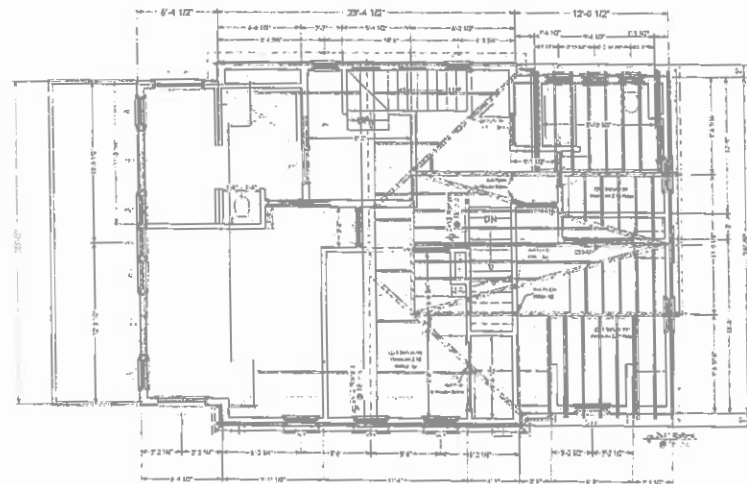




Mudroom Roof Framing



3rd Floor Roof Framing



Main Roof Framing

REVISIONS		
NO.	DATE	DESCRIPTION

Roof Framing

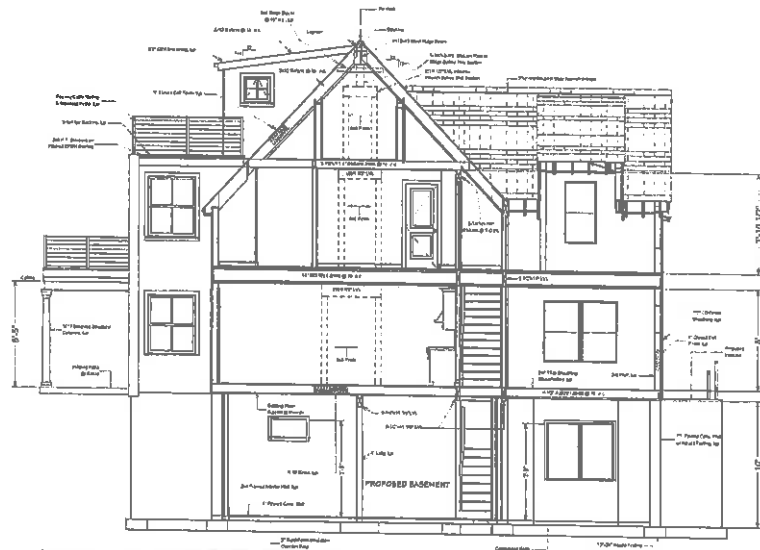
Diverito Residence  
 60 Snow Inn Road  
 Harwich Port, MA

DESIGNED BY:  
 Kurzhals Designs, Inc.  
 1012 Route 2B  
 Harwich, MA 02645

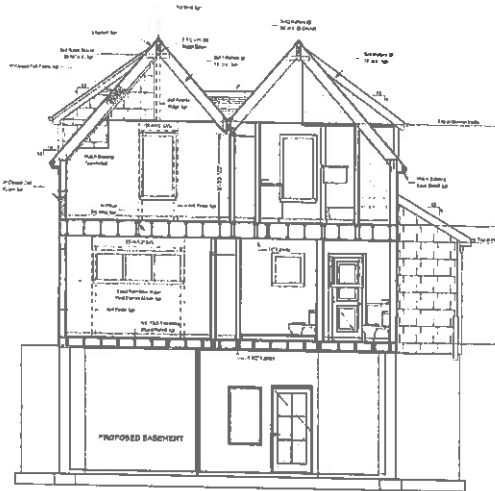
DATE:  
 10/22/20

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

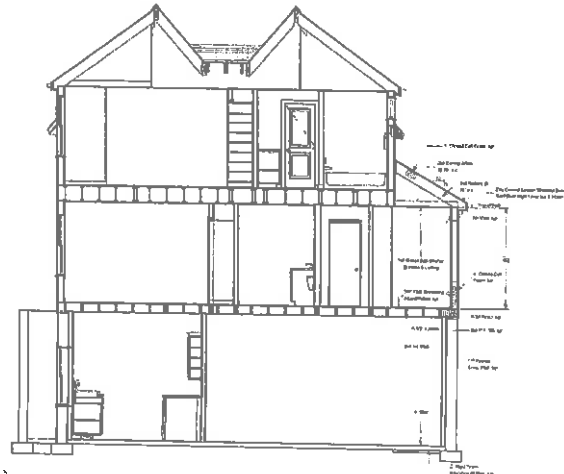
SHEET:  
**A5**



51



52



53

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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Building Section

Divette Residence  
65 Snow Inn Road  
Haverhill, MA

DESIGNED BY:  
Kunkin Design, Inc.  
1022 South  
Haverhill, MA 02345

DATE:

11/22/20

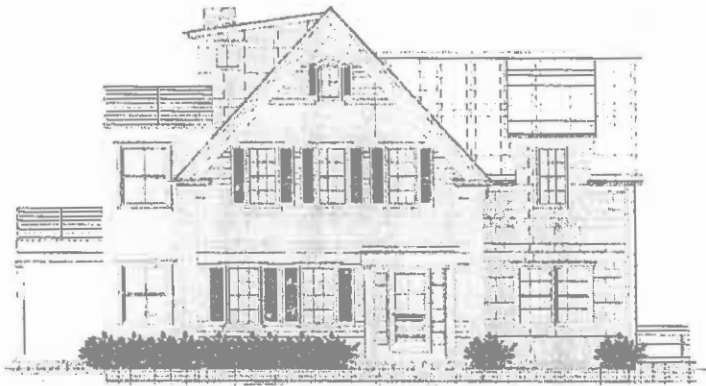
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1/4" = 1'-0"

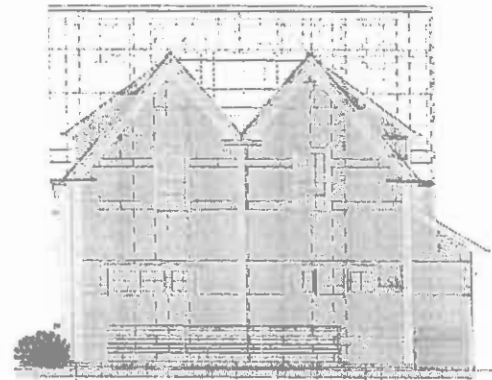
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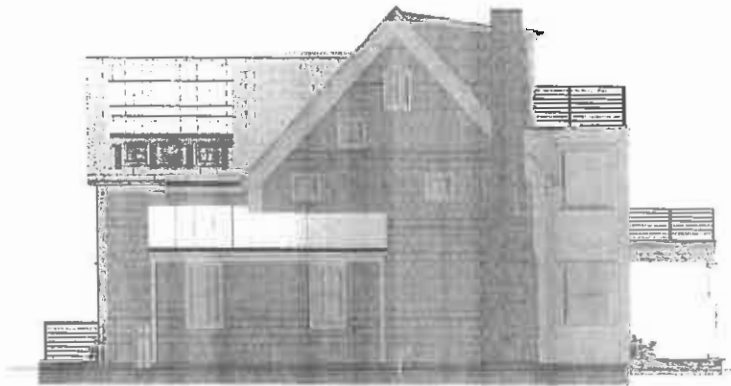




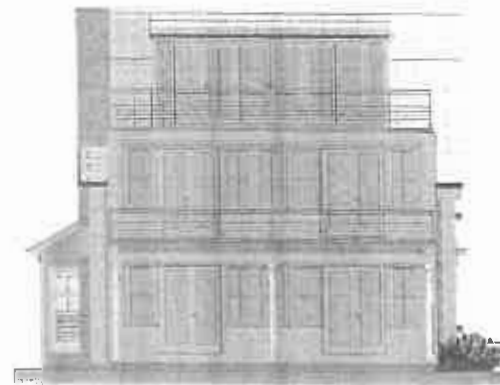
Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

Elevations

Diverio Residence  
68 Snow Inn Road  
Hanulch Port, MA

DESIGNED BY:  
Kurzhaus Designs, Inc.  
1012 Route 2B  
Hanulch, MA 02845

DATE:  
10/22/20

SCALE:

SHEET:

A7

OWNER OF RECORD  
 MICHAEL & MICHAELA DIVERIO  
 CERT. # 206123  
 L.C.P. 18911-B  
 Assessors' Map 15, Parcel N9-2

CERTIFY THAT THE EXISTING DWELLING  
 SHOWN HEREON IS LOCATED AS IT  
 EXISTS ON THE GROUND.

DATE \_\_\_\_\_

P.L.S. \_\_\_\_\_

**ZONING:**

MINIMUM LOT AREA: 7500 SF±  
 LOT AREA: 7359 SF±  
 BUILDING AREA: 1170 SF±

**COVERAGE:**

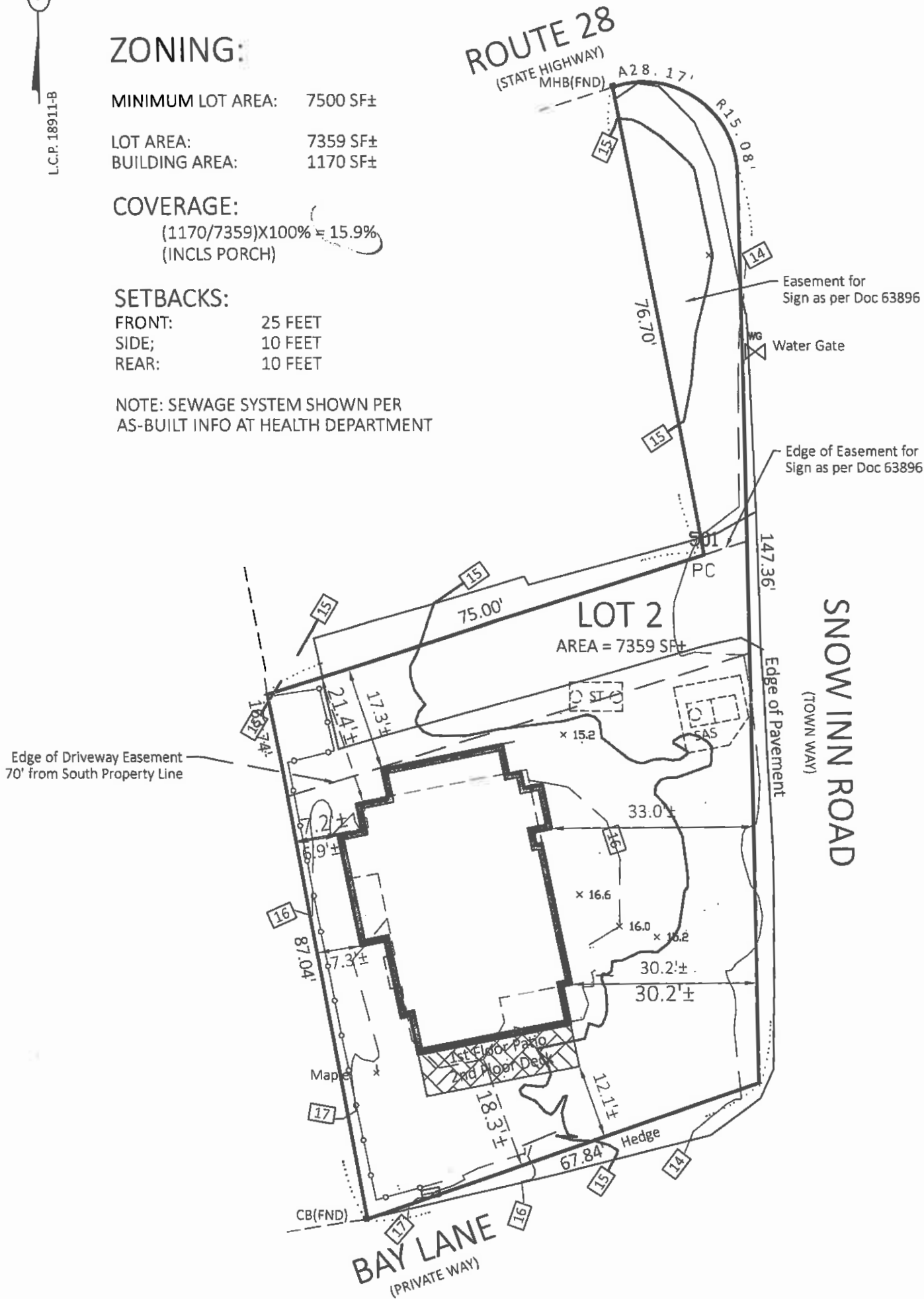
$(1170/7359) \times 100\% = 15.9\%$   
 (INCLS PORCH)

**SETBACKS:**

FRONT: 25 FEET  
 SIDE: 10 FEET  
 REAR: 10 FEET

NOTE: SEWAGE SYSTEM SHOWN PER  
 AS-BUILT INFO AT HEALTH DEPARTMENT

L.C.P. 18911-B



AS-BUILT PLOT PLAN  
 SHOWING EXISTING CONDITIONS  
 AT  
 68 SNOW INN ROAD, HARWICH, MA

PREPARED FOR  
**MICHAEL & MICHAELA DIVERIO**



SCALE 1" = 20'    OCTOBER 16, 2017  
 REVISED 11-1-2017: ADDED THE TWO EASEMENTS





# 2021 Historic District and Historical Commission (HDHC) Meeting Schedule

1st and 3rd Wednesday of the Month

Applications are available from the Home Page of the Commission

Hearing/Meeting dates and location are subject to change  
Cases subject to the General Code c. 131 and other MGL requirements

<b>PUBLIC HEARINGS</b> (Notice of Intent, Certificates of Appropriateness, Hardship, or Non-Applicability) 3 <sup>rd</sup> Wednesday of the month unless noted* Griffin Room, Town Hall, 732 Main Street, Harwich Center	
<u>HEARING DATES</u> 6:00 p.m.	<u>FILING DEADLINE</u> Approx. 5 weeks prior to hearing / meeting
January 20, 2021	December 23, 2020
February 17, 2021	January 13, 2021
March 17, 2021	February 10, 2021
April 21, 2021	March 17, 2021
May 19, 2021	April 21, 2021
June 16, 2021	May 12, 2021
July 21, 2021	June 16, 2021
August 18, 2021	July 14, 2021
September 15, 2021	August 11, 2021
October 20, 2021	September 15, 2021
November 17, 2021	October 13, 2021
December 15, 2021	November 10, 2021

<b>PUBLIC MEETINGS</b> (As needed) 1 <sup>st</sup> Wednesday of the month unless noted* Small Hearing Room, 732 Main Street, Harwich Center	
<u>MEETINGS DATES</u> 6:00 p.m.	
January 6, 2021	July 7, 2021
February 3, 2021	August 4, 2021
March 3, 2021	September 1, 2021
April 7, 2021	October 6, 2021
May 5, 2021	November 3, 2021
June 2, 2021	December 1, 2021

**NOTE: Until further notice all meetings and hearings are held by remote participation only. Contact the Building Office for more information: 508.430.7506.**