**Town of Harwich**

732 Main Street

Harwich, MA 02645

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**Historic District and Historical Commission**

**Wednesday, January 16, 2019**

**Donn B. Griffin Room**

**Public Hearing**

1. **Public Hearing-Call to Order**

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Julie Eldredge, Bob Doane & Jeanne Steiner.

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

***Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.***

1. **Hearings**
2. **HH2019-01 Certificate of Appropriateness (COA)** has been received for 724 Main Street, identified as Verizon, Map 41, Parcel B8-1, in the C-V zone and the Harwich Center Historic District. The application proposes to upgrade existing generators, install new roof mounted A/C unit and surround the flat roof with a white vinyl 3.5’ fence, modernize and replace existing west elevation louver and install an 8’ cedar fence surround and replace the exhaust stack. The applicant is pursuant to the MGL c. 40C, section 6 and the Code of the Town of Harwich c. 131 Historic Preservation, Article 1. Donald Ambrosio, Nelson Architects as Applicant for owner, NYNEX/New England Tel and Tel Co.

*EXHIBITS/DOCUMENTS: Certificate of Appropriateness and associated documents and plans dated November 27, 2018.*

Donald Ambrosio was present to represent Verizon. He reviewed the upgrade plan dated November 27, 2018, noting that the generator needs to be upgraded because the existing unit cannot handle the load of the building and the air conditioner required to cool the equipment in the building.

The proposed roof air conditioner unit shows a 3’ fence around it. Mr. Doane wondered why the unit couldn’t be put in the middle of the roof, and not have the fence at all. Mr. Ambrosio responded that he would relay the message to Verizon, but believes that they would be amenable to the request.

Mr. Doane also stated that while he can appreciate the fence on the property to block the noise, he does not believe that cedar fencing is appropriate in the district. He would rather see a more formal white wooden fence. Ms. Steiner asked if they might be able increase plantings rather than have a fence at all. Mr. Ambrosio responded that the noise of the equipment cannot go over a certain decibel, and the fence reduces the noise. Shrubs could be added around the fence as an additional screen.

The Commission asked if the applicant would be willing to provide additional sketches of how the building would look from the East and West sides. Mr. Ambrosio responded that he could come back at the February 20, 2019 HDHC meeting with additional information.

**Mr. Doane moved to continue the hearing HH2019-01 until the February 20, 2019 HDHC meeting, 2nd by Ms. Carroll and approved 5-0-0.**

1. **New Business**
2. Informal Discussion-Brooks Academy Museum (BAM) CPC Project, David Spitz, BAM Chair

*EXHIBITS/DOCUMENTS:*

Brooks Academy Museum Commission Chair David Spitz was present with Brooks Academy Museum Director Janet Cassidy. Mr. Spitz & Ms. Cassidy walked the Commission through the Brooks Academy Museum Report-Exterior Assessment & Concept Design Study dated December 5, 2018.

Ms. Carroll feels that the Museum is one of the cornerstones of the Historic District and an important building where we should be concentrating our efforts and money.

**Ms. Steiner moved that the HDHC supports the use of CPC funds to perform work detailed in the Brooks Academy Museum Report-Exterior Assessment & Concept Design Study dated December 5, 2018, and that the Commission feels strongly that the Museum is one of the 2 corner stone buildings in the Historic District, 2nd by Ms. Eldredge and approved 5-0-0.**

1. Minutes from December 5, 2018-vote to approve

*EXHIBITS/DOCUMENTS: Draft minutes of the December 5, 2018 meeting*

**Mr. Doane moved to approve the minutes of the December 5, 2018 HDHC meeting, 2nd by Ms. Steiner and approved 5-0-0.**

1. Review Zoning Board of Appeals Agenda for January 30, 2019

*EXHIBITS/DOCUMENTS: Zoning Board of Appeals agenda dated January 30, 2019*

**Ms. Carroll moved to accept and place on file the Zoning Board of Appeals agenda for January 30, 2019, 2nd by Ms. Steiner and approved 5-0-0.**

1. **Old Business**
2. Vote to approve revised HDHC Applications

*EXHIBITS/DOCUMENTS: Draft HDHC applications.*

The Commission members discussed and reviewed the applications. Revisions to the applications were discussed and will be passed along to staff. Final applications will be voted on at the February 20, 2019 HDHC meeting.

1. Continued review of Demo Delay (aka Chapter 131) General By-Law

*EXHIBITS/DOCUMENTS: None provided.*

Ms. Carroll provided a copy of a section of the Brookline, MA demolition delay bylaw to her fellow members. Ms. Maslowski asked for a copy of the entire bylaw to circulate to the Commission.

The Commission discussed what regulations currently exist in Harwich. Ms. Maslowski stated that she will create a marked up version with edits and bring it back to the Commission for additional review.

1. **Briefings and Reports by Board Members**
2. CPC Update

Mr. Doane stated that CPC only has one historic application before them for consideration. There are 8 applications total. CPC meets tomorrow night at 6:00 p.m. to vote on the applications.

1. Other Boards and Commission Update

No other reports were given.

1. **Adjourn**

Ms. Carroll moved to adjourn at 7:52 p.m., 2nd by Ms. Steiner and approved 5-0-0.

Submitted by:

Jennifer Clarke, Recording Secretary

Adopted on: February 20, 2019