

**Town of Harwich**  
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**Historic District and Historical Commission Minutes**  
**Wednesday, February 19, 2020**  
**Griffin Room**  
**Public Hearing**

**I. Call to Order**

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Brendan Lowney, Bob Doane, Jeanne Steiner, & Julia Eldredge

Members Absent: Bob Bradley

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.***

**II. Public Hearing**

**A. Hearings**

- 1. Continued - HH2020-03 Notice of Intent (NOI)** has been received for **12 Sea Breeze Avenue**, Map 6B, Parcel E1-10, in the R-H-2 Zone. The application proposes %100 demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., McSweeney Family Realty Trust C/O Stephen McSweeney as Owners, Thomas Moore Design Co. as Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent (NOI) application, plans for the proposed new structure, letter from McSweeneys.*

**Ms. Maslowski opened the public hearing at 6:01pm.**

**Ms. Eldredge recused herself. Mr. Doane was not present at the first Public Hearing, so will not be voting.**

Mr. Moore, Thomas Moore Design Co., presented the application. He passed out some updated plans and a letter from the owners, the McSweeneys.

Mr. Moore gave an overview of the revisions to the plans. A garage has been added to the back side of the house. Landscaping has been added. Mr. Moore postulated that the structure is not historically significant as it is not listed on any historic register or associated with any noteworthy events.

Ms. Maslowski read the letter from the McSweeneys into the record. In this letter, the McSweeneys give an overview of their history with the property, and voice their support for the

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proposed plan which they feel is the best plan of action. Stephen McSweeney's siblings, Rich McSweeney and Cathy, spoke to their enthusiastic support of the proposed plan.

The Commission members discussed the plan, with some concern that the house has been moved too far forward and looks denser than it currently is. Mr. Doane and Mr. Lowney voice that they think the house is almost there. The Commission discussed some aesthetic changes that could be made to the plan to better match the current building, including the front porch plan. Mr. Moore details the ways that this might be possible. Ms. Maslowski asks whether Mr. Moore would need to speak with his client about these changes. Mr. Moore states that these changes would be acceptable.

**Ms. Steiner moved to close the Public Hearing. 2<sup>nd</sup> by Mr. Lowney and approved 4-0-0.**  
**Ms. Carroll moved to approve the application, with the condition that the front gambrel is redesigned to maintain the same angles as are on the existing structure. 2<sup>nd</sup> by Ms. Steiner and approved 4-0-0.**

## **B. New Business**

### **1. Chase Library Mass Preservation grant application – Patti Tworek**

Patti Tworek explained the process that she has gone through for the grant that she is pursuing, and she quotes that she had gotten for the repairs that would be included in the grant. She asked for any comments from the Commission.

Mr. Doane gave a reminder that any replacement of siding or anything like that should be done with like materials since the library has a historic designation. Ms. Maslowski clarifies that this is only to repair and replace not reconfigure. Ms. Tworek confirms that this is correct. Mr. Doane asks Mr. Lowney what he would recommend to prevent wood rot in the future, and Mr. Lowney replies that there are wood options that are pre-primed that would work and are not too expensive.

Ms. Tworek explains that they were donated \$5,000, which would match the grant amount that is being requested. The Commission informed Ms. Tworek that she should contact the Building Department when they are ready to start work. Ms. Tworek asked for a letter of support from the Commission. Ms. Maslowski agreed that they could do this and asks when they should be the letter by. The Commission agrees that Ms. Maslowski can draft and sign something.

**Mr. Doane moved that the Commission draft a letter of support for this grant application. 2<sup>nd</sup> by Ms. Steiner and approved 6-0-0.**

### **2. MassDOT Harwich Stormwater Improvements Along Route 6 and Route 28**

Ms. Maslowski states that this notice will be filed.

### **3. Minutes from 12/19/2019 & 12/30/2019 - vote to approve**

*EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated December 18 & December 30, 2019*

**Mr. Lowney moved to approve and place on file the minutes of the December 18 & December 30, 2019 HDHC meetings, with the condition that the word 'Minutes' is added to the title of the documents, 2<sup>nd</sup> by Ms. Eldredge and approved 6-0-0.**

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### **C. Briefings and Reports by Board Members**

1. Other Boards & Commission Update
2. Subcommittee Update – Historic District Guidelines
3. Subcommittee Update – Demolition Delay Bylaw
4. Community Preservation Committee – Update
5. Other Updates from Board members

Ms. Maslowski informed the Commission that not all Historic or Open Space CPC money has been spent for the year, so additional applications would be welcomed.

Mr. Lowney stated that the Affordable Housing Trust has an action plan and will be moving forward now.

Ms. Maslowski gave brief updates on the Royal, 7/11, and the Smoke Shop.

Ms. Steiner gave an update on her draft of the Demolition by-laws.

Mr. Lowney gave more information on the wood-product that he recommended for the Chase Library project.

**III. Adjourn**- The meeting adjourned at 7:08 p.m.

**Ms. Carroll moved to adjourn at 7:08 p.m., 2<sup>nd</sup> by Ms. Steiner and approved 6-0-0.**

Respectfully Submitted,

Melyssa Millett

Adopted on: January 20, 2021

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