

Town of Harwich
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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 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.