**Town of Harwich**

732 Main Street

Harwich, MA 02645

508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission**

**Wednesday, August 21, 2019**

**Griffin Room**

**Public Hearing**

1. **Call to Order**

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

Members Absent: Vice Chairperson Gayle Carroll, Bob Bradley, & Angelo Kryiakides

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**

1. **Hearings**
2. **HH2019-19 Certificate of Appropriateness (COA)** has been received for 711 Main Street, Map 41, Parcel D8, in the C-V Zone and the Harwich Center Historic District. The application proposes new or modifications of features relating to doors, lights, parking and signage. The application is pursuant to M.G.L. c. 40C, §6, 711 Main Street LLC Owner, Saumil Patel, Applicant.

*EXHIBITS/DOCUMENTS: Application and Certificate Form for 711 Main Street and associated documents dated July 2, 2019*

Ms. Maslowski opened the public hearing at 6:28pm.

Saumil Patel and Howard Cahoon, Attorney, were present and reviewed the fire department access door added on page 6 of the new plan and the landscaping on page 2 of the new plan, including a retaining wall with Leland cypress trees behind it, a proposed timber guard rail, and stockade fence around the dumpster.

Mr. Doane asked about the blocks of the retaining wall. Mr. Cahoon described the textured appearance of the blocks. Bob asked if the stockade fence could be changed to a flat cedar board fence. Mr. Patel agreed to update the plan with a 2-way top board cedar panel fence as suggested by the Board.

Mr. Doane asked to clarify that the sidewalk will not be affected. Mr. Cahoon responded that the sidewalk will be reconstructed per DPW requirements.

Mr. Doane asked if a new utility pole will be added. Mr. Patel and Mr. Doane agreed that a new pole would only be added if required by the utility company.

Mr. Doane asked if soffits will just be on the front of the building and how will they be drained. Mr. Cahoon will provide clarification. Mr. Doane asked if the large overhang goes across the whole front side of the building, or just above the door. Mr. Cahoon will provide further clarification. There was discussion about the location and size of the proposed signage.

**Mr. Lowney moved to continue the application HH2019-19, 711 Main Street, until 09/18/2019, no earlier than 6:00pm, 2nd by Ms. Steiner and approved 5-0-0.**

1. **New Business**
2. Minutes from 07/19/2019-vote to approve

*EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated July 19, 2019*

**Ms. Steiner moved to approve and place on file the minutes of the July 19, 2019 HDHC meeting, 2nd by Mr. Lowney and approved 5-0-0**.

1. Review Zoning Board of Appeals Agenda for August 28, 2019

*EXHIBITS/DOCUMENTS: Zoning Board of Appeals Agenda dated August 28, 2019*

The members reviewed the Zoning Board of Appeals agenda dated August 28, 2019.

**Ms. Eldredge moved to place on file the Zoning Board of Appeals agenda dated August 28, 2019, 2nd by Mr. Doane and approved 5-0-0.**

1. Commission Appointments

**Mr. Doane moved to nominate Mary Maslowski as Chairperson. 2nd by Ms. Steiner and approved 5-0-0.**

**Ms. Steiner moved to nominate Gayle Carrol as Vice-Chairperson. 2nd by Mr. Doane and approved 5-0-0.**

1. 2019 Annual Meeting with Selectmen – October 7, 2019.

Ms. Maslowski will be reporting the number and type of Historic applications, project the Board is working on, and the list of Board members.

1. Update on potential 2020 CPC requests from Historic

Mr. Doane read his notes into the record:

*“Goal:*

*To identify historic properties located in Harwich that have not been already identified in previous studies and to document key properties in the MACRIS database. Properties to include Historic Areas, Buildings, Objects, Burial Grounds, Structures, Bridges, and Parks and Landscapes. Such data may be used in the upcoming Comprehensive Historical Plan.*

*Specific Objectives:*

*1. Update the “100 year” list through 1920.*

*2. Review and properties that may be on the list in error?*

*3. Identify “clusters” of historic properties and complete MHC Inventory Forms on such areas and buildings to be included in the MACRIS database.*

*4. Review Planning Board study “Harwich Reconnaissance Report” located on Planning Board website to determine what areas are historic in nature and develop MHC Forms on priority properties.* [*https://www.harwich-ma.gov/sites/harwichma/files/file/file/hlip\_harwich\_report\_-\_final\_eh.pdf*](https://www.harwich-ma.gov/sites/harwichma/files/file/file/hlip_harwich_report_-_final_eh.pdf)

*To narrow down the scope and quantity for submittal to CPC suggestions are as follows:*

*A. Identify possible cluster areas throughout the town. Prioritize and select up to 5 clusters for more in-depth documentation and inclusion into the MACRIS database.*

*B. Select individual properties/areas not associated with clusters to document and inventory in the MACRIS database.*

*C. For purposes of budgeting, estimate the number of buildings to be a quantity of 80; and other categories (IE Areas, Objects, Burial Ground, Structures, Bridges, Parks and Landscapes) at 20.*

*It will be critical to meet with other town committees and departments to identify overlapping jurisdictions to avoid duplication of effort. Key stakeholders include Open Spaces, Cemetery Commission, Planning Board, Highway Department, Recreation Department, etc.”*

Mr. Doane met with Town Planner, Charleen Greenhalgh. They discussed what the HDHC can do is to identify historical areas that could be included in the CPC plan such as parks with memorials from wars, and wharfs, and then come up with a budget. The Board discussed the Harwich Reconnaissance Report from 2005 which identified historical areas in Harwich. Mr. Doane estimates it will cost $200-$300 per parcel and $5,000 per area. Mr. Doane will update with current numbers for the next meeting.

1. Discussion and vote to appoint subcommittee members to update the Historic District Guidelines

The Board Discussed forming a subcommittee to work on revising the Historic District Guidelines documentation. Mr. Doane, Ms. Steiner, Mr. Lowrey, and Ms. Eldredge volunteered to join the subcommittee. Ms. Maslowski will check into how many members are allowed to join a subcommittee as a member or alternate. Ms. Eldredge will be an alternate if only 3 members are allowed. The first meeting will be September 6, 2019 at 10:00am.

1. **Briefings and Reports by Board Members**
2. **Other Boards & Commission Update**

*EXHIBITS/DOCUMENTS: None provided*

No updates from Board members.

1. **Reading of Correspondence**
	1. Ms. Maslowski read a letter from the Health Director RE: HH2019-14 Notice of Intent for 198 Main Street into the record.
	 *“Be advised that an agent of the Director of the Childhood Lead Poisoning Prevention Program (CLPPP) has determined certain portions of this residential property to be in violation of the State Sanitary Code, 105 Code of Massachusetts Regulations (CMR) 410.750(J). This violation also constitutes a violation of the Lead Law, Massachusetts General Laws (MGL), chapter 111, section 197, and the Regulations for Lead Poisoning Prevention and Control, 105 CMR 460.000, set forth by the Massachusetts Department of Public Health. The law requires owners of homes or apartments built before 1978 to have lead violations deleaded for full compliance when a child under six years old lives there.* ***If you already have a Letter of Compliance for this property, please complete the last page of this Order to Correct and send it to your code enforcement lead inspector within 14 days.***

*Conditions exist in this residence which may endanger and/or materially impair the health of the occupants of these premises.”*

* 1. Ms. Maslowski read an Invitation to Event: Protect our Past, Sept. 21, 2019, Chatham.
	2. Pattie Tworek, Board of Trustees President, Chase Library (West Harwich): CPC application for restoration and preservation of library door.

Pattie Tworek was present and gave an overview of the Chase Library Board of Trustees attempts to get an estimate to renovate and preserve the circa 1907 front door. The problem is finding the right type of craftsman to look at the door and give an estimate. She is seeking recommendations from the Board on the CPC process and on craftsmen to contact. There was discussion of the CPC application requirement to obtain three estimates. Mary advised to file a Notice of Intent with the Building Department if any portion of the door frame will have to be removed as part of the restoration.

1. **Captain’s Row - Selectmen’s referral to Planning Board to consider District of Critical Planning Concern (DCPC).**

At the last Selectman's meeting there was a push from the West Harwich group to consider District of Critical Planning Concern (DCPC). It is on the Planning Board agenda next week.

**III. Adjourn-** The meeting adjourned at 7:27 p.m.

Ms. Maslowski moved to adjourn at 7:27 p.m., 2nd by Mr. Lowney and approved 5-0-0.

Submitted by:

Amy Banford, Recording Secretary

Adopted on: \_\_\_09/18/2019\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_