

Town of Harwich
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Historic District and Historical Commission Minutes
Wednesday, December 18, 2019
Griffin Room
Public Hearing

I. Call to Order

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

Members Absent: Bob Bradley, Julia Eldredge

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 - HH2019-24 Notice of Intent (NOI)** has been received for **240 Route 28**, Map 12, Parcel B3, in the C-H-1 Zone. The application proposes 100% demolition of the former thrift shop and residence. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Roman Catholic Bishop of Fall River, as Owner, Bishop Edgar Moreira da Cunha as Applicant.

Ms. Maslowski opened the Public Hearing at 6:01pm.

Mr. Doane moved to continue the Public Hearing to no earlier than December 30, 2019 at 6:00pm. 2nd by Mrs. Steiner and approved 5-0-0.

- 2. HH2019-27 Notice of Intent (NOI)** has been received for **6 Marthas Ln**, Map 44, Parcel N1-10A, in the R-R Zone. The application proposes the replacement, relocation, or elimination of several existing windows and the addition of sliding glass doors. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Harwich Realty LLC, as Owners; Nick Katsikis, as Applicant.

Ms. Maslowski opened the Public Hearing at 6:03pm.

Mr. Katsikis and Mrs. Lisa Katsikis were present and gave an overview of the application.

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Mrs. Steiner asked if most of the work would be done on the back of the house. Mr. Katsikis said that the demolition is on the back of the house, but the windows and siding will be replaced on the whole house.

Mr. Lowney asked for clarification on the window being removed from the right side of the house. Mr. Katsikis confirmed that the window will be eliminated.

Mr. Doane moved to close the public hearing, 2nd by Mrs. Carroll and approved 5-0-0. Mrs. Carroll moved to approve the demolition application subject to the replacement windows being 6 over 6 on the front of the house. 2nd by Mrs. Steiner and approved 5-0-0.

- 3. HH2019-28 Notice of Intent (NOI)** has been received for **62 Pleasant Street**, Map 14, Parcel M6-0, in the R-M Zone. The application proposes %100 demolition of a detached garage. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., John & Suzanne Lehner as Owners/Applicant.

Ms. Maslowski opened the Public Hearing at 6:09pm.

Mr. Angelo Kyriakides was present and gave an overview of the application and the plans for the replacement garage with Accessory apartment above.

Mrs. Steiner asked about the age of the existing barn. Mr. Kyriakides explained that it appears to be less than 100 years old, but it is unknown exactly when it was built.

Alan Thompson, a previous owner of the house, stated that the barn was built in 1945. He bought the house from his parents in 1970 and used the apartment at that time.

Mr. Doane moved to close the public hearing, 2nd by Mr. Lowney and approved 5-0-0. Mr. Doane moved to approve the demolition subject to the application, the schematics and drawings submitted, with materials to match the existing home. 2nd by Mr. Lowney and approved 5-0-0.

B. New Business

- 1. Minutes from 11/20/2019-vote to approve**

EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated November 20, 2019

Mr. Lowney moved to approve and place on file the minutes of the November 20, 2019 HDHC meeting, 2nd by Mrs. Steiner and approved 5-0-0.

- 2. Informal Discussion – The Seal signage**

Bob Young, Josh Winston, Mike Scott were present. Mr. Young gave an overview of the proposed signage for the new restaurant called The Seal, located at 703 Main Street, Harwich Center.

C. Briefings and Reports by Board Members / Staff

1. Other Boards & Commission Update

Mr. Doane reported that CPC reviewed the HDHC application and it will be voted on in the January meeting.

2. Sub-committee updates

Mrs. Steiner reviewed the progress of the Sub-Committee tasked with reviewing the HDHC Bylaws. They have been comparing Bylaws from other towns. They are considering changing Harwich's demolition delay bylaw, as one year does not present much of a deterrent. Barnstable, Chatham, and Welfleet all have an 18 month demolition delay. Other towns also charge fines of \$300-\$1000 if people knowingly demolish a historical property without coming before the Historic Board. They also discussed the possibility of imposing a penalty where Building Permits cannot be issued for two years after an unapproved demolition. The idea of changing demolition delays from being attached to a property to being attached to an applicant was discussed. This would discourage the practice of applying for demolition denial with the intention of selling the property with a less than one year demolition delay attached. They also discussed demolition by neglect and minimum maintenance requirements.

3. Updates from Board members

There were no other updates.

III. Adjourn- The meeting adjourned at 6:52 p.m.

Mrs. Carrol moved to adjourn at 6:52 p.m., 2nd by Mr. Doane and approved 5-0-0.

Submitted by:

Amy Banford, Recording Secretary

Adopted on: February 19, 2020

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