

**Town of Harwich**  
732 Main Street  
Harwich, MA 02645  
508-430-7506 - Fax: 508-430-4703

**Historic District and Historical Commission**  
**732 Main Street**  
**Wednesday, January 19, 2022, 6:00 PM**  
**Small Hearing Room, Town Hall**  
**Meeting Minutes**

**I. CALL TO ORDER** – Reading of the requirements for a Public Meeting

Members and Staff Present; Chairperson Mary Maslowski, Lynne Zalesak, Brendan Lowney, Julia Eldredge, Robert Doane and recording secretary, Patti Macura

Others in attendance; William Swanson, Tom Wooten, John Longergan, Kenneth Gould, Matthew Gould, Carrine Blanc, Michael Blanc and Jon Idman, Harwich Town Planner

Chairperson Mary Maslowski called the meeting to order at 6:00 PM

**II. PUBLIC HEARING**

- A. **HH2022-01:** Kenneth Gould, owner/applicant proposes complete demolition of the single-family residence on the property due to damaged/destroyed by an accident. The home is over one hundred years old according to the town's Historic Property Inventory List. The subject property is 588 Depot Street, Map 45 Parcel J4.

Mr. Gould along with Mr. John Lonergan of J O'Loughlin builders, introduced the project. He stated that due to an auto accident, the building department has deemed the home unsafe and are looking to demolish the building 100% and rebuild. Board member Doane noted that there was no architectural significance. No further discussion from the other board members.

**Mr. Doane moved to close the public hearing. Second by Ms. Zalesak. Motion carried 5-0**

**Mr. Doane moved to approve the application Notice of Intent for HH2022-01, for the demolition of 588 Depot Street.**

**Seconded by Ms. Eldredge. Motion carried 5 - 0**

- B. **HH2022-02:** Carrine Blanc/applicant proposes partial demolition of the single-family residence on the property to accommodate for an addition to the home. The home is over one hundred years old according to the town's Historic Property Inventory List. The subject property is 265 Chatham Road, Map 34 Parcel P6.

Mr. Swanson, builder and Mr. Tom Wooten, owner reviewed the application submitted. They discussed the project to add an addition to the back of the home. They noted that the chimney will remain the same and that the addition would not be seen from the front of the home. There were no further questions from the board.

**Mr. Doane moved to close the public hearing. Second by Mr. Lowney. Motion carried 5-0**

**Mr. Lowney moved to approve the application Notice of Intent for HH2022-02, 265 Chatham Road demolition to the back of the house to add an addition.**

**Seconded by Ms. Zalesak. Motion carried 5-0**

### **III PUBLIC MEETING \***

#### **A. New Business**

- a. Approval of minutes; December 15, 2021

**Mr. Lowney moved to approve the Minutes of December 15, 2021**

**Seconded by Ms. Eldredge. Motion carried 5-0**

- b. Roundtable discussion with Jon Idman, Town Planner

A lengthy discussion took place between the Historical District & Historic Commission (HDHC) board members and Mr. Jon Idman, Town Planner surrounding draft templates decisions he introduced to the board for their consideration for future board meetings: Notice of Intent and Certificate of Appropriateness, Certificate of Hardship, Certificate of Non-Applicability.

He proceeded to discuss the templates and noted that there is an efficiency in trying to get a signature on the day that the matter is voted on. Mr. Idman then continued to discuss an additional form, the Demo Delay Flow Chart. The intent of the flow chart is to make the process as simple as possible for all parties concerned to determine which application would be applicable.

They then discussed the distinction between an age of a home and the significance of a home for the determination of imposing a demo delay decision.

The conversation then went on to discuss the distinction of Like for Like repairs in the Historic District. Mr. Idman's understanding of Chapter 40C of the General Bylaws was that without the board taking any action, administratively it can be determined that if there is no change of materials, colors etc. and the same materials are used to repair/replace, would be permitted. Board members then inquired about the guidelines around imposing a demolition delay decision, the legal timeframe and rescinding that decision should an applicant decide to return to the HDHC for further determination. Mr. Idman explain each scenario in depth.

The board members thanked Mr. Idman for taking the time to speak with them and creating the templates. They all agreed the new templates were favorable and will review for future meetings use.

- c. Discussion regarding the gas station in Harwich Center – 729 Main Street

Discussion will be continued until 2/16/2022 at 6:00 PM

**B Old Business**

**a. Approve the 2022 HDHC Meeting Schedule**

A brief discussed took place regarding the filing deadline schedule for Notice of Intent Applications and Certificate Applications. All board members reviewed the master 2022 Historic District and Historical Commission Meeting Deadline schedule which is the board secretary's guiding for submitting documents. A roundtable discussion then took place regarding the board dates. A motion was then made to approve the 2022 HDHC meeting schedule

**Ms. Eldredge moved to approve the HDHC 2022 Meeting Schedule.**

**Seconded by Ms. Zalesak. Motion carried 5-0**

**b. Proposed property study of additional historic properties to inventory – discussion**

Mr. Doane passed out to board members a property inventory list dated from 2015 to 2022 which FORM B's will need to be started. Mr. Doane would like to forward the list to Sarah Korjeff of the Cape Cod Commission to begin the research. In addition to this list Mr. Doane noted that there are still fifty properties from the original 100-year-old list which will need to have FORM B's. He will do a comparison and produce a list of the properties for the board to review.

There were no further updates from the board members

**III. Adjourn**

**Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.**

**Ms. Zalesak moved to adjourn the meeting at 7:30 p.m. Seconded by Mr. Lowney.**

**Motion carried 5-0**

*Next HDHC board Meeting (subject to change) – February 16, 2022*

*\*Per the Attorney General's Office – Boards/Commission may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following: New Business”.*

Authorized Posting Officer: Patricia A. Macura