

**Town of Harwich**  
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**Historic District and Historical Commission**  
**Wednesday, August 1, 2018**  
**Donn B. Griffin Room**  
**Public Hearing**

**I. Public Hearing-Call to Order**

Members Present: Chairperson Mary Maslowski, Bob Bradley, Bob Doane, Gayle Carroll, Jeanne Steiner  
Members Absent: Patricia Scarnici (alternate)

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.*

**I. Hearings**

- a. **HH2018-09 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 to demolish the c. 1970 gasoline shed and construct a two story mixed use commercial structure that includes two dwelling units. The application is pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Elie Bassil Trs. Et al, Owner, Saumil Patil, Applicant  
*EXHIBITS/DOCUMENTS: COA application and associated documents dated June 6, 2018, Letter from Attorney Peter A. Antonellis dated July 18, 2018, Letter from abutter dated July 9, 2018, Proposed drawings prepared by CEG dated June 6, 2018, Sample sign and paint colors.*

Bob Bradley recused himself.

Attorney Howard Cahoon, Applicant Saumil Patel & Architech Hal Choubah were present. Attorney Cahoon briefly reviewed information discussed at a previous informal discussion with the commission. With this project, his client is hoping to give Harwich center the lift that it needs. Attorney Cahoon reviewed the plans that are being proposed.

Ms. Maslowski feels that it is nice to see proposed development for the property and added that she understands the safety concerns regarding parking.

Mr. Doane stated his concerns regarding the proposal. He noted that there are guidelines that new construction has to follow in a historic district and that the construction should be in keeping with what exists in the area. Mr. Doane voiced his dislike regarding the streetscape being 2/3 of the the parking lot. He believes that arrangements could be made to have the parking in the rear of the property. This is a 100-year decision.

Attorney Cahoon responded that having parking in the rear is not as inviting and they feel their proposal is a good compromise.

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Ms. Steiner noted that she agrees with Ms. Maslowski's comments and that it is nice to see local people developing local land. Ms. Steiner suggested having the building facing the street, which might make it more inviting for pedestrians and bicyclists. Ms. Steiner also stated her concern about having 2 parking lots facing one another.

Attorney Cahoon feels that if this project does not move forward, it would be a missed opportunity to have something in this location. They are trying to be sure that the building looks nice and keeps with the tradition of the area.

Ms. Carroll agreed with Ms. Steiner's comment about the parking lots facing one another.

Ms. Maslowski asked if there would be an opportunity to flip the building and the lot which may make it more pleasing to the commission. She is looking to gage where the members are at as this project would need a unanimous vote.

Robert Bradley, abutter from 712 Main Street was present. He stated that this appears to be a bulk building with no indentations. By adding some indentations, it would allow for more variety with the look of the building. He also believes that the proposed outdoor staircases could be modified to break up the shape of the building. He suggested an "L" shape for the building. Mr. Bradley's other concern is regarding the lighting in the parking. The Historical District has strict guidelines that need to be paid attention to when planning for outdoor lighting. Finally, he suggested having parking in the rear of the building.

Attorney Cahoon responded that they will adhere to the guidelines for the lighting. His client has eliminated the outdoor decks and staircases from the plan. They will now be located inside.

Mr. Choubah requested a 5-minute recess.

Following the recess, Mr. Choubah reported that Mr. Patel would agree to modify their plans so they would have 65' of frontage on the street side. They would also be willing to move parking spaces and change their egress locations. Mr. Choubah reviewed other changes that the applicant would be willing to make in order to satisfy the Board.

Ms. Maslowski informed the applicant that the commission would like to see a new set of plans showing the proposed changes.

Attorney Cahoon asked if the hearing could be continued until August 15, 2018.

Abutter Peter Antonellis was present and stated that the comments he has heard from the commission members tonight are encouraging and he likes the changes that are proposed. He asked if there could be an access in the rear of the property, if the building were to be changed to an "L" shape?

The property owner of 711 Main Street was present. He sees this proposal as a opportunity for someone to develop this property and the applicant has a great chance to succeed with this project.

Ms. Maslowski read into the record a letter from a resident at 41 Christopher Way.

**Mr. Doane moved to continue the public hearing for HH2018-09, 711 Main Street, until the August 15, 2018 meeting, 2<sup>nd</sup> by Ms. Carroll and approved 4-0-0.**

*Mr. Bradley returned.*

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- b. **HH2018-10 Notice of Intent (NOI)** has been received for 611 Route 28, Map 14 Parcel Z6 in the C-V Zone. The application proposes to replace the existing foundation with a full concrete foundation and to remove an existing 24x8 deck located on the back of the house. The application is pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Joseph Young, Prospective owner/applicant *EXHIBITS/DOCUMENTS: NOI application and associated documents dated May 15, 2018, Photos of dwelling, MACRIS information dated June 15, 2018, Site and Sewage Plan dated May 31, 2018, Foundation Plan dated June 13, 2018*

Joseph Young was present and reviewed his application. They are seeking to demolish the foundation which will be replaced by a full concrete foundation. The deck needs to be demolished in order to lift the house for the foundation. A new deck will be installed to match the existing footprint.

Ms. Steiner asked if the deck is original to the house. Mr. Young responded that the deck is on the 1905 map of the property, but he is not sure if it is original to the house. They are not proposing to screen in the deck. It will be open with 18” railings.

**Ms. Carroll moved to close the public hearing, 2<sup>nd</sup> by Ms. Steiner and approved 5-0-0.**

**Ms. Steiner moved to approve the Notice of Intent application HH2018-10 for 611 Route 28 as presented, 2<sup>nd</sup> by Ms. Carroll and approved 5-0-0.**

## **II. New Business**

No new business was discussed.

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

Ms. Maslowski reported that the commission will re-organize at their August 15, 2018 meeting. Additionally, the commission is looking for new volunteers.

The Community Preservation Committee is working hard and looking forward to taking in applications for the next round of approvals in October.

## **Adjournment**

**Mr. Doane made a motion to adjourn the meeting at 7:15 p.m., 2<sup>nd</sup> by Ms. Carroll and approved 5-0-0.**

Submitted by:

Jennifer Clarke, Recording Secretary

Adopted on: 8/15/2018

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