

**MINUTES
HISTORIC DISTRICT AND HISTORICAL COMMISSION
TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM
WEDNESDAY, NOVEMBER 12, 2025 - 6:00PM**

RECEIVED
TOWN CLERK
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2025 JAN 27 A 9:58

MEMBERS PARTICIPATING: Mary Maslowski, Chair, Bob Doane, Brendan Lowney, Paul Doane and Lynne Zalesak

I. RECORDING NOTICE; CALL TO ORDER

Ms. Maslowski called the meeting of the Historic District Historical Commission (HDHC) to order at 6:00PM. The Chair conducted a roll call and read the Recording Notice.

II. PUBLIC HEARINGS

HH2025-28 Elizabeth Duggan, owner, has filed a Notice of Intent. The project proposes a full demolition of their dwelling. The structure is over 100 years old according to Town Assessing records and located at **134 Bank Street Map 23 Parcel; P7-0.** *(Continued from October 15, 2025)*

Ms. Maslowski read Case No HH2025-28 as presented.

Ms. Duggan was present. She noted that there had been no changes since she was last before the HDHC. The family is requesting that they be allowed to demolish the building.

Members expressed their opinions, made suggestions as alternatives to demolition and considered a demolition delay.

Mr. P. Doane moved to apply a four-month demolition delay to allow the family to seek alternative possibilities.

Mr. Matt Sutphin expressed concerns about demolition of historic buildings and requested that the full twelve-month delay be imposed.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-28 Filing date - August 21, 2025, Hearing date - November 12, 2025, property location - 134 Bank Street Map 23 Parcel: P7-0. Owner of record - Elizabeth Duggan, Book 24234 Page 277, Year built - 1872. It is a full demolition proposed. The project proposes full demolition of the dwelling. Historic significance - it is listed on the Town's Historic Property Inventory. The proposed demolition would destroy and potentially diminish the historic value. Determination - Demolition delay imposed up to four months. Expiration date would be March 11, 2026. Conditions - None.

Seconded by Mr. P. Doane.

Vote: 4:0:1 in favor with Mr. B. Doane abstained.

Motion carried.

November 12, 2025

HH2025-31 JB Real Estate Holdings, LLC owner, have filed a Notice of Intent through their agent P. Barnard Builder, LLC. The project proposes the removal of the Wheelhouse located in the front yard. The dwelling on the property is over 100 years old according to Town Assessing records and is located at **702 Route 28 Map: 15 Parcel: K1-8**

Ms. Maslowski read Case No. HH2025-31 as presented.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-31 Filing date - October 16, 2025 Hearing date - November 12, 2025 Property is located at 702 Route 28 Map: 15 Parcel: K1-8 Owner JB Real Estate Holdings, LLC Book 31267 Page 155 Year built 1800 Proposed work - the project proposes the removal of the Wheelhouse located in the front yard. Historical significance - The Wheelhouse is not historically significant. The proposed demolition will not essentially diminish the historic value. No demolition delay. No conditions.

Seconded by Mr. B. Doane.

Vote: 5:0 in favor.

Motion carried.

HH2025-32 Vincent P. Helfrich, Jr. & Jeanne M. Helfrich, Trustees, have filed a Notice of Intent through their agent Andrew L. Singer, Esq., Law Office of Singer & Singer, LLC. The project proposes a full demolition of the dwelling. The structure is over 100 years old according to Town Assessing records and is located at **29 Snow Inn Road Map: 8 Parcel: P4**

Ms. Maslowski read Case No. HH2025-32 as presented.

Andrew Singer was present and representing the applicants who were also present. Atty. Singer described the proposed project in detail and requested that the demolition delay not be imposed.

Atty. Singer distributed a copy of the proposed plan. He also gave a brief description of the property's history and had a picture of the property to show the members.

Ms. Maslowski asked that a copy of the picture be sent to them for their records.

Members asked questions, expressed their opinions, made suggestions of alternatives to demolition and discussed a demolition delay.

Mr. Helfrich explained what he had done in an attempt to preserve the dwelling and explained why it could not be preserved.

Mr. B. Doane moved to close the Public hearing.

Seconded by Ms. Zalesak.

Vote: 5:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-32 Filing date - October 16, 2025 Hearing date - November 12, 2025, Property is located at 29 Snow Inn Road Map: 8 Parcel: P4 Owners - Vincent Helfrich and Jeanne Helfrich, Agent - Andrew Singer, Book 36286, Page 22, Year built - 1920, proposed demolition is full, Historic significance - it is listed on the Assessor's card as a 1920 build, the proposed demolition would not destroy or substantially diminish the historic value. Determination - No demolition delay period imposed. Conditions - Plan prepared by Yaros Associates, Inc. Proposed elevation plan submitted to the Board on November 12, 2025. Condition - the selection of applied grills on the exterior of the new structure.

Seconded by Ms. Zalesak.

Vote: 4:1 in favor with Mr. P. Doane opposed.

Motion carried.

HH2025-33 33 Queen Anne, LLC, owner, has filed a Notice of Intent through their agent Derek Anderson, Cape & Islands Kitchen & Bath Remodeling, Inc. The project proposes the renovation of the kitchen and replacement of an existing exterior window on the main dwelling. The dwelling on the property is over 100 years old according to Town Assessing records and is located at **33 Queen Anne Road, Map: 56 Parcel: X3.**

Ms. Maslowski read Case No. HH2025-33 as presented.

Derek Anderson from Cape & Islands Kitchen & Bath Remodeling was present and described the project in detail.

Board members asked questions which Mr. Anderson answered.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-33 Filing date - October 16, 2025, Hearing date - November 12, 2025, property located at 33 Queen Anne Road, Map: 56 Parcel: X3. Owner on record - 33 Queen Anne, LLC, Agent - Derek Anderson, Book 19619 Page 249 Year built - 1880. It is a partial demolition of a proposed kitchen window. Historic significance - it is listed on the Town's Historic Property Inventory. The proposed demolition would not diminish or substantially diminish the historic value. Determination - No demolition delay period. Conditions - None.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

III. PUBLIC MEETING*

A. Approval of Meeting Minutes-July 30, 2025

Ms. Zalesak noted two places where her name was misspelled.

Ms. Zalesak moved to approve the minutes of July 30, 2025 as amended.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

B. New Business

1. Review and Possible Vote of the 2026 Meeting Schedule

Mr. B. Doane moved to approve the 2026 meeting schedule.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

2. Discussion regarding Town Charter sections referring to the Historical Commission

Mr. P. Doane noted the sections in the Charter that refer to the HDHC. He specifically noted and suggested that the HDHC have five members and no alternates.

Members discussed having five Board members, the issue of having a quorum, and pros and cons of alternate members.

Mr. P. Doane volunteered to write a draft of that section and refer to five members with two alternates, for discussion at the next HDHC meeting.

3. Discussion regarding the West Baptist Church

John Carey was present to discuss 62 Route 28 in West Harwich. He distributed a picture and noted that his vision is to preserve the church. He was before the HDHC to request a letter of support. He described what his request for CPC funds includes and what the project entails.

Members asked Mr. Carey questions regarding his plans, the phases, funding and design.

Mr. P. Doane moved for HDHC to draft a letter to the CPC in support of the application for \$667,000 for the West Baptist Church.

Seconded by Mr. B. Doane.

Vote: 4:0:1 in favor with Mr. Lowney recused.

Motion carried.

C. Old Business

1. Revolutionary War House Plaques

No Discussion

2. Historic Preservation Award Application

Ms. Maslowski stated she will clarify with the Town Administrator that they can move forward with the Historic Preservation awards.

Mr. P. Doane noted that the HDHC does not need town money for the awards. Members discussed options for funding the awards.

It was suggested that a subcommittee be posted for further discussion.

3. Discussion - West Harwich, National Historic Register submission

Ms. Zalesak listed historic homes in Harwich, gave a brief history and described each.

IV. CORRESPONDENCE/BRIEFINGS

V. ADJOURN

Ms. Zalesak moved to adjourn.

Seconded by Mr. P. Doane.

Vote: 5:0 in favor.

Motion carried.

Respectfully submitted,

Judi Moldstad
Board Secretary

November 12, 2025

