

MINUTES
Historic District and Historical Commission
Town Hall - 732 Main Street - Small Hearing Room
WEDNESDAY, SEPTEMBER 2, 2026 6:00 PM

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HARWICH, MA

2026 SEP 17 A 8:43

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

I. RECORDING NOTICE; CALL TO ORDER

Ms. Maslowski called the special meeting of the Historic District and Historical Commission to order on Wednesday, September 2, 2026 at 6:00PM. The Chair conducted a roll call and declared a quorum.

II. PUBLIC HEARINGS

HH2026-22: The Compact of Cape Cod Conservation Trusts, Inc, owner, through their agent, The Harwich Conservation Trust, has filed a Notice of Intent. The project proposes a full demolition of the structure on the property. The area will be reused as public parking and a trailhead. The structure is over 100 years old according to Town Assessing records and located at 202 Route 28, Map: 11 Parcel: T6-0.

Ms. Maslowski opened the Public Hearing and read Case HH2026-22 as presented.

John Idman, Trustee, Michael Lach, Executive Director and Tom Evans, President of the Harwich Conservation Trust were present. Mr. Idman reviewed the high points of the proposed project. He described the unique circumstances and gave a brief history of the property as well as noted the benefits of the proposed project. Mr. Idman explained in detail why this project is not detrimental to the town and that it does not affect any historical significance. He also explained why it would not be feasible to move the current structure off the property and why a demolition delay would jeopardize the proposed project.

Ms. Maslowski noted where the property is located.

Members asked questions, expressed their opinions and commented on the condition of the structure which was caused by neglect by the previous owners.

Mr. Idman and Mr. Lach answered the questions.

Patrick Otton of East Harwich noted his support of the HCT and disappointment that alternatives were not considered. He requested that a story board delineating the history of the property be required as a condition.

Mr B. Doane explained the previously set precedence regarding the story board.

Matt Sutphin commented on the building and the possibility of it being renovated. He spoke in opposition to the proposed project and explained his reasons in detail. He also spoke in favor of, what he considers, maintaining the fabric of the town.

Ms. Maslowski stated, for the record and for those listening, that the application before the HDHC is on a demolition delay By-law, the extent of the Board's ability is to impose an 18-month demolition delay. An applicant can wait out the 18 months. She explained that the HDHC can delay demolition, but they do not have the authority to prevent them. Ms. Maslowski also stated that she defends the members of the Board and she does not think anyone takes their role lightly or acts in their own self-interest.

Mr. B. Doane asked the applicants if they had any issue with commenting on the house's history on the trail head signs.

Mr. Idman responded asking for specific guidance, commenting that all houses have a history.

Mr. P. Doane moved to close the Public Hearing. Seconded by Ms. Zalesak. Vote: 6:0 in favor. Motion carried.

Mr. Lowney moved on Case HH2026-22, filing date July 14, 2026, hearing dates August 19, 2026 and September 2, 2026, property located on 202 Route 28 Map: 11 Parcel: T6-0. Owner of record is The Compact of Cape Cod Conservation Trust, Inc., Agent The Harwich Conservation Trust. Book 29311 Page 22, year built 1888, historical significance-the property is listed on the Historic Property Inventory List. Description of work - proposes a full demolition of the structure of the property. The proposed demolition would destroy or significantly diminish the historic value. Determination- no demolition delay imposed. Conditions - a story board of the history of the property including the prior structure, wording and sizing of story board to be determined by the applicant. Seconded by Ms. Zalesak. Vote: 6:0 in favor. Motion carried.

III. PUBLIC MEETING *

A. Approval of Meeting Minutes-August 19, 2026

Mr. P. Doane moved to approve the Meeting Minutes-August 19, 2026. Seconded by Mr. McDonald. Vote: 6:0 in favor. Motion carried.

B. New Business

1.Historic Preservation Restriction Agreement-62 Route 28 LLC.

Ms. Maslowski noted the Agreement and location of the property. She noted that Mr. McGrail, Town Administrator, did seek counsel's review of the Preservation Restriction, which was before the Board and included recommendations which she explained in detail. Ms. Maslowski noted that counsel did give approval on the language and recommended that the Board accept the Agreement.

Mr. P. Doane moved to endorse the Restriction. Seconded by Mr. B.Doane.
Vote: 6:0 in favor. Motion carried.

Ms. Maslowski and members signed the Agreement.

2. MACRIS- CPC Project Update

No update.

C. Old Business

1. Consideration/Discussion of the expansion of the Harwich Historic District

Ms. Zalesak requested large, clean maps of properties.

Ms. Maslowski will follow up and request that counsel provide the Board with a step by step for expanding the Historic District.

2. Harwich Historic Preservation Awards

Mr. P. Doane noted that he will be on the agenda at the Select Board meeting on the 14th to explain the Harwich Historic Preservation Awards and make the presentations.

Ms. Maslowski explained the Presentation Awards and what will be presented to the Select Board. She also requested that it be posted as a joint meeting.

Ms. Maslowski expressed appreciation for Mr. Doane's work on the Awards.

3. Revolutionary War House Plaques

IV. Correspondence/Briefings

V. Adjourn

Ms. Zalesak moved to adjourn. Seconded by Mr. P. Doane. Vote: 6:0 in favor. Motion carried.
Meeting adjourned at 7:00PM.

Respectfully submitted,

Judi Moldstad
Board Secretary