

Town of Harwich
HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES
May 21, 2025 - 6:00pm
Town Hall – Small Hearing Room

Board Members Present: Chairperson Mary Maslowski, Brendan Lowney, Robert Doane and Lynne Zalesak

Board Members Absent: Paul Doane

Other Attendees: Rebecca Allen, Michael Donovan, Tom Johnson

CALL TO ORDER: Chairperson Maslowski called the meeting to order at 6:00PM.

I. PUBLIC HEARINGS:

HH2025-10 Rebecca and Christopher Allen, owner, has filed a Certificate of Non-Applicability. The project proposes painting windows, trim, and doors on the main house, cottage and shed. The structure is in the historic district and over 100 years old according to Town Assessing records and is located at **745 Main Street. Map: 41 Parcel: SE-2.**

Rebecca Allen was present in person to present the project.

No further discussion from the Commission. No Public Comments.

Brendan Lowney moved to close the public hearing. Second by Robert Doane

Vote: 4:0

Motion carried; public hearing closed.

Motion: Brendan Lowney made a motion to approve HH2025-10, filing date April 9th, 2025, hearing date May 21, 2025. Property address: 745 Main Street Map: 41 Parcel: S1-2. Owner: Rebecca and Christopher Allen. Record number BK: **29731**, PG: **201**. Year built **1750**. Application type, Certificate of Non-Applicability. The project proposes painting windows, trim, and doors on the main house, cottage and shed. Certificate of Non-Applicability involves ordinary maintenance, repair or replacement of any exterior architectural feature within the historic district which does not involve a change in design, material, color or the outward appearance thereof. Historical significance: The structure is in the Historic District and is over 100 years old according to Town Assessing records and MACRIS, HRW.41. The proposed demolition would destroy not or substantially diminish the historic value. Determination: Approved
Conditions: None.

Vote: 4:0

Motion: Brendan Lowney

Second: Robert Doane

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HH2025-11 Joseph and Penny Majike, owner through their agent, Crowell & Donovan Law, LLC, has filed a Notice of Intent. The project proposes a partial demolition and two small bump out additions. The structure is over 100 years old according to Town Assessing records and is located at **185 Belmont Road. Map: 10 Parcel: V1-3.**

Michael Donovan was present in person and presented the project. The homeowners want to move their bedroom downstairs; all the exterior work will match the existing windows, trim, and brick siding. The windows will match the previous. The chimney is going to be re-created to what was previously there.

No further discussion from the Commission. No Public Comments.

Mr. Robert Doane moved to close the public hearing. Second by Ms. Zalesak

Vote: 4:0

Motion carried; public hearing closed.

Motion: Brendan Lowney made a motion to approve HH2025-11, filing date **April 17th, 2025**, hearing date May 21, 2025. Property address: **185 Belmont Road. Map:10 Parcel: V1-3.** Owner: Joseph and Penny Majike. Record number BK: **10431**, PG: **264**. Year built **1820**. Application type, Notice of Intent. The project proposes a partial demolition and two small bump out additions. Historical significance: The structure is over 100 years old according to Town Assessing records and MACRIS, **HRW**. The proposed demolition would destroy not or substantially diminish the historic value. Determination: Approved Conditions: Adding faux chimney to encapsulate existing venting with brick veneer or stucco finish.

Vote: 4:0

Motion: Brendan Lowney

Second: Lynne Zalesak

Members of the board voting: Chairperson Mary Maslowski, Brendan Lowney, Robert Doane and Lynne Zalesak

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HH2025-12 Thomas Johnson, owner through their agent, Oliver Garry, has filed a Notice of Intent. The project proposes a partial demolition to remove a wall of the existing structure to allow of the attachment of the building extension. The structure is over 100 years old according to Town Assessing records and is located at **5 Kildee Road. Map: 13 Parcel: S3.**

Thomas Johnson is present in person to present the application. They are proposing to add an addition to the existing bump out that was added in 2005. They are going to match the existing windows, 6 over 6, roof, and siding.

No further discussion from the Commission. No Public Comments.

Mr. Robert Doane moved to close the public hearing. Second by Ms. Lynne Zalesak

Vote: 4:0

Motion carried; public hearing closed.

Motion: Brendan Lowney made a motion to approve HH2025-12, filing date **April 17th, 2025**, hearing date May 21, 2025. Property address: 5 Kildee Road Map: 13 Parcel: S3. Owner: Thomas Johnson number BK: **205375**, PG: Year built **1800**. Application type, Notice of Intent. The project proposes a partial demolition to remove a wall of the existing structure to allow of the attachment of the building extension. Historical significance: The structure is in the Historic District and is over 100 years old according to Town Assessing records and MACRIS, HRW.312. The proposed demolition would destroy not or substantially diminish the historic value. Determination: Approved Conditions: Like for like materials, 6 over 6 windows.

Vote: 4:0

Motion: Brendan Lowney

Second: Robert Doane

Members of the board voting: Chairperson Mary Maslowski, Brendan Lowney, Robert Doane and Lynne Zalesak

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HH2025-13 Harwich Affordable Housing Trust, owner through their agent, Charles Alexander, has filed a Certificate of Appropriateness. The project proposes the installation of a safety fence between the parking lot and the adjacent picnic area. The structure is in the historic district and over 100 years old according to Town Assessing records and is located at **265 Sisson Road**.
Map: 40 Parcel: Z5.

Mary Maslowski stated that two of the four members of the board are affiliated with the Harwich Affordable Housing Trust and the Harwich Junior Theatre. They are going to postpone due to lack of quorum until Wednesday, May 28th until they receive opinion of council.

No further discussion from the Commission. No Public Comments.

Ms. Zalesak moved to close the public hearing. Second by Mary Maslowski

Vote: 2:0

Motion carried; public hearing closed.

Motion: Mary Maslowski made a motion to continue HH2025-13, filing date **April 17, 2025**, hearing date May 21, 2025, due to lack of quorum. Property address: 265 Sisson Road Map: 40 Parcel: Z5. Owner: Harwich Affordable Housing Trust. Record number BK: **34796**, PG: **46**. Year built **1890**. Application type, Certificate of Appropriateness. The project installation of a safety fence between the parking lot and the adjacent picnic area. Historical significance: Property is directly associated with one or more historical noteworthy person or events and possesses architectural value. The structure is in the Historic District and is over 100 years old according to Town Assessing records and MACRIS, HRW.60. Determination: Continued due to lack of quorum.

Vote: 2:0

Motion: Lynne Zalesak

Second: Mary Maslowski

Members of the board voting: Chairperson Mary Maslowski, Brendan Lowney, Robert Doane and Lynne Zalesak

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Approval of Meeting Minutes

April 16, 2025 Minutes

Motion: Ms. Maslowski made a motion to approve the minutes.

Vote: 4:0

Motion: Lynne Zalesak

Second: Robert Doane

Members of the board voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak

April 30, 2025 Minutes

Motion: Ms. Maslowski made a motion to approve the minutes.

Vote: 4:0

Motion: Lynne Zalesak

Second: Robert Doane

Members of the board voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak

New Business

Revolutionary War Houses Discussion
Packet is added to the minutes

West Baptist Church Discussion
Paul Doane asked for this to be on agenda but isn't available to discuss. No action was taken at the select board meeting.

Old Business

CORRESPONDENCE/BRIEFINGS

ADJOURN

Motion: Mary Maslowski moved to adjourn the meeting.

Vote: 4:0

Motion: Lynne Zalesak

Second: Robert Doane

Members of the board voting: Chairperson Mary Maslowski, Brendan Lowney, Bob Doane and Lynne Zalesak

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Meeting adjourned

Minutes respectfully submitted,

Natalie Hutchings

Executive Assistant

Historic District and Historic Commission