

**Historic District and Historical Commission
Town Hall - 732 Main Street – Small Hearing Room
July 16, 2025, 6:00 PM
Meeting MINUTES**

RECEIVED
TOWN CLERK
HARWICH, MA
2025 OCT 17 A 8:57

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

Board Members Absent: Paul Mann

Other Attendees: Charles Alexander, Trevor Myers, Joseph Nolan, Jim Twitchell, James Xlorenis

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

PUBLIC HEARING

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. (Continued from 05.21.2025).**

Mr. Alexander was present to discuss the project. He stated that the 42" safety fence is pressure treated, is unpainted, and has balusters.

No further discussion from the Commission. No Public Comments.

Lynn Zalesak moved to close the public hearing. Seconded by Bob Doane.

Vote: 5-0

Motion carried; public hearing closed.

MOTION: Lynn Zalesak made a motion to approve Case number HH2025-13, filing date April 17, 2025, hearing date July 16, 2025. Property address: 265 Sisson Road, Map 40 Parcel Z5. Owner: Harwich Affordable Housing Trust. Applicant: Charles Alexander. BCRD reporting information: BK: 34796 PG: 46. MACRIS number: HRW.60. Application type: Certificate of Appropriateness. Description of proposed construction or alteration: The project proposes the installation of a safety fence between the parking lot and the adjacent picnic area. Findings: Certificate Appropriateness-The proposed construction or alteration will be appropriate for the compatible preservation or protection of the historic district.

Determination: Approved Conditions: None

Vote: 5-0 Motion: Lynn Zalesak Second: Paul Doane

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

HH2025-14 Peter & Alexia Monsen, owner through their agent, Trevor Meyer, Meyer and Sons Builders, has filed a Notice of Intent. The project proposes a partial demolition to the left side of the structure to add new addition. The structure is over 100 years old according to Town Assessing records and is located at **134 Miles Street. Map: 23 Parcel: P3. (Continued from 06.18.2025)**

Mr. Trevor Myer of Myer and Sons Builders, was present to discuss the project. The homeowners were present remotely.

The project is a partial demolition of the left side of the structure to add a 24' x 40' addition. The addition will mimic the features of the existing home. The addition will have three bedrooms and an exercise/pool room. Mr. Myer stated that they

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are in compliance with the setbacks. The septic, completed by the previous owners, can accommodate the proposed 6 bedrooms. There was a discussion about the windows, dormers, and the proposed design plan. Mr. Paul Doane asked if Mr. Myer might consider installing a triangular window at the front of the new addition representative of the original triangular window in the original structure.

No further discussion from the Commission. No Public Comments.

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

Vote: 5-0

Motion carried; public hearing closed.

MOTION: Robert Doane made a motion to approve Case number HH2025-14, filing date May 13, 2025. Date of hearing: July 16, 2025 Property Address: 134 Miles Street, Map 23 Parcel P3. Owners: Peter and Alexia Monson Agent: Trevor Meyer, Meyer and Sons Builders BCRD Book: 36674 Page: 290 Built: 1830 Sourcing Survey: The Harwich Town assessing records and the 100-year list. Demolition proposed: Partial Description of work: The work proposes partial demolition to the left side of the structure to add an addition. Historic significance: It is listed in the town's historic property inventory. The Proposed demolition would not destroy or substantially diminish historic value of the subject's building.

Determination: No demolition delay period imposed. **Conditions:** The applicant shall install a triangular window in the front of the new addition representative of the original triangular window in the original structure. All windows in the new addition shall be simulated divided light (SDL). Per submitted plans dated May 28, 2025.

Vote: 5-0 Motion: Robert Doane Second: Brendan Lowney

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

HH2025-15 Jason R. West & John P. West, owner through their agent, Justin R. Pallis, has filed a Notice of Intent. The project proposes a whole demolition of the single-family dwelling and the barn/outhouse, to build a new single-family dwelling. The structure is over 100 years old according to Town Assessing records and is located at **57 Pleasant Street. Map: 14 Parcel: W5. (Continued from 06.18.2025)**

Present to discuss the case was Attorney Jamie Norcross, Partner at Riley and Norcross, representing Mr. Justin R. Pallis, homeowner Justin R. Pallis, and present remotely was Ms. Susan Ladue of Eastward companies. Attorney Norcross stated that since the date of the Notice of Intent submittal, Mr. Pallis has purchased the home and is now the applicant and owner.

Mr. Norcross stated that given the existing condition of the structure, Mr. Pallis has determined the best course is to pursue the demolition rebuild. Mr. Norcross spoke about the previous work done on the structure and the historical background of the house. He stated that he has not found evidence that the property is directly associated with any historically noteworthy people, events or the history of the town of Harwich, nor is it on the National Registry of Historic places or the Massachusetts Register of Historic Places. Mr. Norcross confirmed that the tree in question will remain.

The Commission expressed that they believe the house and garage are salvageable.

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Mr. Paul Doane questioned how Mr. Norcross concluded that the house was not owned by anyone of significance. A discussion was had about this. Mr. Doane stated he would like the applicant to go back to the architect/design team to see about preserving the structure in keeping with the neighborhood.

Ms. Zalesak stated that there was no paperwork submitted concerning the condition of the house. She stated that the house is an architecturally significant Queen Anne style house. She explained that houses such as these were originally owned by sea captains and built during the off season by ship carpenters. She stated that these types of houses still stand today because they are well-built, retain their value over time, and add to the character of the town. She stated that she is hesitant to approve this project.

Ms. Maslowski stated that the Commission must decide whether to impose a 12-month demolition delay. She stated that when the Commission sees full demolition requests, a structural engineering report is typically submitted to back up the fact that the building is not salvageable. She stated that the house next door to this structure is very similar in style, and if the house in question is demolished, the neighborhood would lose some of its character. She stated that if the new house is to be built in the same style, the applicant can certainly come back to ask the Commission to waive the remainder of the 12-month demolition delay.

No further discussion from the Commission. No Public Comments.

Motion: Lynn Zalesak moved to close the public hearing. Seconded by Paul Doane.

Vote: 5-0

Motion carried; public hearing closed.

MOTION: Brendan Lowney made a motion to approve Case number H2025-15, filing date May 28, 2025, hearing date July 16, 2025. Property address: 57 Pleasant Street, Map 14, Parcel W5. Owner: Justin R. Pallis. BCRD Recording Information: BK: 10107 PG: 50 Year built 1875 Proposed demolition: Full. Historical significance: Listed on the town's property inventory. The proposed demolition would destroy or substantially diminish the historic value. Proposed Work: The project proposes a whole demolition to construct a new single-family dwelling.

Determination: Impose a 12-month demolition delay with an expiration date of July 15, 2026. **Conditions:** None

Vote: 5-0 Motion: Brendan Lowney Second: Bob Doane

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

HH2025-16 73 Main Street LLC, owner through their agent, James Twitchell, has filed a Notice of Intent. The project proposes a partial demolition to install new vinyl siding and aluminum trim on the entire building. The structure is over 100 years old according to Town Assessing records and is located at **73 Route 28 Map: 10 Parcel: W1.**

Present to discuss the project were Mr. Jim Twitchell and homeowner John Connell. Mr. Twitchell stated they are seeking to install vinyl siding over the existing wood clapboard and to install aluminum trim on the entire house. He brought in samples of the product for Commissioners to see. Mr. Twitchell noted that the corbels will remain.

Mr. Robert Doane said he is opposed to the use of vinyl siding over clapboard.

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There was a discussion about alternatives to vinyl siding. Mr. Twitchell said that alternatives to the vinyl would be very expensive.

Mr. Lowney spoke about the West Harwich Special District bylaw in reference to this case. Ms. Maslowski stated that she doesn't recall the West Harwich District guidelines as being approved but would like to continue this case to give time to look into this.

Mr. Connell spoke about the uses of the property and the extensive work already done since purchasing it. He stated that alternatives to installing vinyl siding would be time consuming and expensive.

It was decided that the application be continued to a meeting on July 30, 2025.

MOTION: Mr. Paul Doane made a motion to continue this hearing for two weeks to July 30, 2025, no earlier than 6:00pm. Seconded by Ms. Zalesak

Vote: 5-0

Motion carried; Hearing continued for two weeks to July 30, 2025, no earlier than 6:00pm.

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

HH2025-17 CEZ & V. LLC, owner through their agent, Joseph Nolan, has filed a Notice of Intent. The project proposes a whole demolition of the single-family dwelling to build a new building to flood plain requirements. The structure is over 100 years old according to Town Assessing records and is located at **297 (House # 293) Route 28. Map: 12 Parcel: S6**

Mr. Joe Nolan was present to discuss the project. He stated that per the home inspector study, the house is not salvageable. He stated that he is still working on the proposed house and site plans. It was noted that the house is zoned commercial and is located next to the old A&W restaurant.

Mr. Paul Doane stated that the house is in bad shape and should be demolished.

Mr. Lowney stated that traditionally, when proposed plans for a building project are not submitted, the Commission imposes a 12-month demolition delay in order that the proposed plans can be presented. Mr. Nolan stated that he plans for the new house to be similar in look to a house at the corner of Grey Street and Route 28.

No further discussion from the Commission. No Public Comments.

Motion: Mr. Bob Doane moved to close the public hearing. Seconded by Paul Doane.

Vote: 5-0

Motion carried; public hearing closed.

MOTION: Brendan Lowney made a motion to approve Case number HH2025-17. Filing date: June 12th, 2025. Hearing date: July 16, 2025. Property address: 297 (House #293) Route 28, Map: 12 Parcel: S6. Owner of Record with Town Assessing Department: CEZ&V LLC. Agent: Joseph Nolan. BCRD Recording Information: BK: 36299 PG: 251. Year built: 1790 Proposed Demolition: Full. Description of proposed work: The project proposes a full demolition to construct a new building to flood plain requirements. Historical Significance: Listed on the Town's Historic Property Inventory. The proposed demolition would not destroy or substantially diminish the historic value.

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Determination: No Demolition Delay period imposed. **Conditions:** No Conditions

Vote: 5-0 Motion: Brendan Lowney Second: Paul Doane

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

PUBLIC MEETING

Approval of Meeting Minutes

May 21, 2025

Motion: Mr. Paul Doane made a motion to approve the minutes of May 21, 2025.

Vote: 5:0 Motion: Paul Doane Second: Brendan Lowney

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak, Paul Doane

May 28, 2025

Motion: Mr. Paul Doane made a motion to approve the minutes of May 28, 2025.

Vote: 5:0 Motion: Paul Doane Second: Brendan Lowney

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak, Paul Doane

June 18, 2025

Motion: Mr. Paul Doane made a motion to approve the minutes of June 18, 2025.

Vote: 5:0 Motion: Paul Doane Second: Brendan Lowney

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak, Paul Doane

New Business

CPC Appointment

Mr. Paul Doane stated that he will fill the vacancy on CPC.

Motion: Mr. Paul Doane made a motion to approve Mr. Paul Doane filling the CPC vacancy.

Vote: 5:0 Motion: Robert Doane Second: Lynne Zalesak

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, and Lynne Zalesak, Paul Doane

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Old Business

None

Correspondence/Briefings

Archaeological Letter – Harwich Comprehensive Wastewater Management Plan, Sewer System Phase 3A, Queen Anne Road Area between Pleasant Bay Road and Orleans-Harwich Road, Harwich, MA

Chair Maslowski stated that this discussion is to be postponed until next meeting.

Commonwealth of MA Letter – Harwich Port Library, Harwich National Register nomination – 49 Bank Street

Chair Maslowksi read through the letter received. She asked if staff could find the end of the letter for review at the next meeting.

Mr. Paul Doane discussed the creation of the Harwich Preservation Award. He stated that he will come to the next meeting with his proposal.

Adjourn

Motion: Mr. Paul Doane made a motion to adjourn the meeting at 7:36pm.

Vote: 5:0

Motion: Lynne Zalesak

Second: Brendan Lowney

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, and Paul Doane

Meeting Minutes transcribed by Lisa Shaw