

## **Public Meeting May 25, 2021**

The Provincetown Historic District Commission Work Session of 3:00pm on Wednesday, May 25, 2021 in the outdoor garden at 603 Commercial Street, Provincetown, MA.

**In-person attendance of members of the public will be permitted as long as there is a distance of 6' maintained between participants.**

Members in attendance: Laurie Delmolino (LD), Chair, Historical Commission Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Murphy (MM), Alternate; Anthony Iannacci (AI), Alternate.

Excused absence: John Dowd, PGB Rep.

Staff present: Anne Howard (AH), Building Commissioner.

LD took roll call and opened the meeting at 2:41pm.

### **Work Session: VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS**

#### **1. Discussion of HDC Policies and Guidelines**

##### General

HS reported that the modifications to the plans for 347 Commercial Street had been stamped and thanked AH and Permit Coordinator, Ellen Battaglini, for the timely filing of documents.

##### Classes at MASS Historic

MM spoke of new seminars opening up at the MASS Historic Council and suggested it would be prudent for the HDC to attend where possible. LD agreed and recommended MM pull a list together of which classes would be beneficial for the HDC and suggested that the Board could be assisted by educating itself from a variety of resources to keep focused and on the same page.

##### Input from Town Counsel

LD referenced seeking advice from Town Counsel as to what is pertinent as well as prudent or not to say while conducting Town Hearing. CM said he tried to stay away from expressions such as "I like", which other Members concurred was not advantageous to deliberations.

##### Meeting Length

The Board spoke at length on the duration of meetings and of measures that might be useful in keeping meetings moving along. AI said he understood the desire to move through the Agenda expediently, but feels that the moment it can be deduced that the applicant is not being entirely truthful about things such as degree of visibility from a public way that the case should be shut down in lieu of a site visit.

MM added that site visits, however, should be done before hearing the case in session and recommends two Board members at a site to share exchanges on location; and also as two at a time to indicate that the Open Meeting Law is not being broken. LD also advised knocking on the door of the house or building to seek permission to conduct the visit on the premises; suggested Tuesdays and Wednesday as good days to conduct site visits in general.

AI thanked AH for the Hammock Shop case updates and history. MM suggested the Board be apprised on condo rulings which may not directly influence a case in terms of applicant approval, but can be a helpful tool in understanding the current terms and conditions of the property. AI said he felt that at times too much attention is paid to the owners or to people and the public in general, as opposed to the integrity of the building in question which needs to live in perpetuity based on the rulings of the HDC. LD addressed how a Certificate of Hardship has been taken up by those who may not have the means to properly bring their property up to Code.

### Public Meeting

HS reprised the topic of imposing time-limits at Public Meeting, which she had previously brought up at the Work Session of May 11, 2021. LD agreed on the measure and offered that presentations be distilled down to 10 minutes, with perhaps a time warning for those exceeding the allocation during Any Other Business; spoke of the ways HDC policy, properly communicated, could go far in saving owners hundreds and thousands of dollars in architect fees needlessly.

### 607 Commercial Street

CM mentioned multiple requests from Mark Kinnane at Cape Associates for elevations at the property and of the need for elevations in general to accompany all applications. LD remarked that she and HS look over the applications on the day the packets come in to ensure that applications are complete. CM said he didn't feel it should be the responsibility of HS to make sure applications are complete.

LD cites the need to draw a line between making recommendations to an applicant for what is pertinent to the HDC Guidelines and re-designing a plan, to which MM suggested a re-design on the advice of an HDC Board member could constitute a legal matter as well as going against the HDC limitations, but also spoke of the acrimony at meeting that can arise when it becomes clear that an owner/applicant has been told by a realtor that they can do as they wish with their new property.

### Public Acknowledgement for Historic Renovations

CM revisited the idea of a return to the practice of awarding successful historic renovations in Town, as was previously discussed at the May 11<sup>th</sup> meeting. LD asked if CM would consider taking up the initiative, to which he said he would be glad to spearhead. MM wondered if it could be useful to have others from the community to adjudicate to the Board on awarding candidates, but it was determined collectively that such determinations would best be confined to the sitting Board.

### Property Update

AH reported that 352 Commercial Street will not exercise the option to re-frame the wall where the recommendation had been directed to the fenestration; lamented that the sleeve post was down at Town Hall.

## **2. Deliberations on Pending Decisions.**

LD made a motion to approve the May 19, 2021 decision of **HDC 20-2261, 592 Commercial Street**, written and read into the record by HS. MM seconded the motion and it passed, 5-0-0; MM, HS, CM, AI, LD.

HS made a motion to approve the May 19, 2021 decision of **HDC 21-82, 15 Conant Street, U1**, written and read into the record by HS. MM seconded the motion and it passed, 5-0-0; HS, MM, CM, AI, LD.

HS made a motion to approve the May 19, 2021 decision of **HDC 21-110, 139 Commercial Street, UA**, written and read into the record by HS. MM seconded the motion and it passed, 5-0-0; HS, MM, CM, AI, LD.

## **3. Review and approval of Minutes**

HS made a motion to approve the HDC meeting minutes of March 11, 2021. MM seconded the motion and it passed, 5-0-0; HS, MM, CM, AI, LD.

LD made a motion to adjourn the meeting at 3:49pm. MM seconded the motion and it passed, 5-0-0; MM, HS, CM, AI, LD.

Respectfully Submitted,  
Jody O'Neil