

**HISTORIC DISTRICT EXPANSION
PUBLIC HEARING
January 3, 2024
1820 Court Room, Town Hall, 26 Court Street, Plymouth, MA**

Meeting Called to Order: 6:30pm

Members in Attendance: Kimberlee Canducci, Dr. Anne Mason, Vice Chair; Lisa O'Neill, Secretary; Richard Stefani, Mike Tubin, Chair; Ryan Vayo.

Members Absent: James Cahill, Bill Fornaciari

Minutes of December 13th: Motion to accept Kim Canducci, Second Ryan Vayo- Approved unanimously.

Minutes of December 27th: Motion to accept Kim Canducci, Second Ryan vayo- Approved unanimously.

New Business: Harbour Town proposed a change to previously approved sign, adding a backing to sign instead of directly mounting letters. The Commission unanimously supported the change.

Presentation of “The Plymouth Historic District Expansion Preliminary Study Report”

Presented by: Lee Hartman AICP, Director of Planning & Development for Plymouth.

Mr. Lee Hartman presented the content as follows:

1. **An Introduction** reviewing Local Historic Districts in Massachusetts, Local Historic Districts in Plymouth, Benefits of Local Historic Districts, Establishing Local Historic Districts and Local Historic Districts and National Register districts.
2. **Methodology** - The community of Plymouth and specific neighborhoods has expressed concerns over the potential loss of Historic Buildings and resources and this has contributed to the renewed interest in expanding the Historical District.
3. **Significance** - Listed in 1983 as the Bradford-Union Street Historic District. It was concluded the district was found significant for architecture, commerce, industry and archaeology-historic.
4. **Justification of Boundaries**-The goal of the Historic District commission is to thoroughly protect this significant area.
5. **Options and Recommendations for the Bylaw** - The only foreseen change in the Bylaw is to recognize the New Historic Boundary by enlarge.
6. **Map of the proposed District** - The Streets included are:

Bradford Street, Emerald Street, Freedom Street, Lincoln Street, Sandwich Street, Union Street, Water Street and Watercure Street.

7. **Surveys** were mailed out by the Town (42) 17 returned. Review of questions and feedback were provided from the Homeowners.
8. Specific criteria were reviewed that would come before the Historic District: The Historic Colors of America (paint colors), windows, trim, Roof style and color. Also discussed was criteria that is not in the HDC Boards perview to review. The interior of the home, Items not in view of the public, or Like for Like items.

Presentation concluded.

Comment by Mr. Tubin and welcomed the Public to speak.

Mike Tubin, Chair; Historic District Commission, reviewed the development of the 1980's and the perception of the neighbors and opinions was to keep the preservation of the Town of Plymouth with a designated historic area. To that end, open opportunities to future Districts are welcome.

Public Feedback

Dennise Soares, 33 Bradford Street.

1. Would the HDC have the jurisdiction over the development of the land behind Union Street, and Nathaniel Morton School? His question was relevant to 40B.
 2. Referencing the HDC Handbook - questioning "replace" In Kind", Mr. Soares mentioned the guidelines do not reflect what we advocate.
 3. He believes HDC is a decree from the town and an economic burden. The HDC does not offer any assistance for the improvements we are specifically requesting.
- There are a number of homes that need repair now and he feels it will not be financially fair to homeowners moving forward.

Kate Sekerak - 26 Bradford Street - She recapped the difference between "maintenance" vs. replace in "kind". Kate had several specific questions regarding her home as scenarios.

#1 - Kate uses an AC in her front window during the summer. Is this acceptable? HDC -Yes

#2 Where to put her generator? It can only go in the front of her house, facing the front street. If she uses screening would this be acceptable? - HDC- Yes .

#3 -Kate reviewed the Benjamin Moore color palette- they have a deep lavender similar to the Historic Colors of America - she wanted to know if HDC would accept that product - the board took a glance at the colors and replied, yes they were very close in color.

Kate's sentiment is that People in their neighborhoods need to be involved and she is fearful of big development on the waterfront. Kate is in full support of the expansion and the protection of her neighborhood.

Tim McGreggor - 5 Freedom Street

Mr. Mcgreggor's fear is that the expansion will be passed for approval and the Brewers Marina, Yacht Club & the Nathaniel Morton School will find a way to omit the expansion. He addressed the 5-7 Water Street development, Why & how it got passed?

Michael Tubin's reply to the project on 5-7 water Street was that the meetings had no neighborhood representation that would contribute to amending the plan.

Anne Mason- Noted that guidelines will maintain the historic continuity that still exists. Plymouth is a series of neighborhoods, all have a uniqueness of their own.

Donna Curtain - 148 Summer Street

Donna supports the vision of the expansion and keeping of the character of the Town of Plymouth intact. The importance of sharing is what we all can share.

Jessica McCugh - 5 Freedom Street

She had specific questions about putting new trim on her house, product and color.

Question on an emergency repair, ie - small part of her roof. - is she required to apply for HDC for that? HDC responded, yes it can be done.

Anne Mason explained that "Hardships" are taken in consideration on a case by case basis.

The overall concern of the homeowners was the repairs they will need to do for their homes and the actual distinction of the "like" for "like: repair definition in the historic District Commission handbook. They felt it was confusing and inconsistent.

Michael Tubin - Replied by describing the replacement process again and tried to simplify the process for them.

Historic District Commission Members

Ryan Vayo - Thanked the Homeowners for attending the hearing and he appreciated their participation. We all agreed that the guidelines need to be updated and can work in the favor of the homeowner. Mr. Vayo mentioned he has worked with HDC professionally and we have been very fair and reasonable.

Dr. Anne Mason, Vice Chair - This is an opportunity to save our community. Dr. Mason shared the significance of maintaining, preserving and enhancing the historic District while providing peace of mind to the generations to come.

Kimberlee Canducci - No comment

Richard Stefani - Recommends prompt clarification and updating in the current hand book to create continuity between the homeowners and the Historic District Commission.

Lisa O'Neill, Secretary - Thanked the Homeowners for their attendance and stressed any home improvements will be handled with fairness and compassion from the HDC. In addition, the new District proposed and the current Historic District represents a larger weight not only preserving history but inviting trade and commerce to our community.

Mike Tubin, Chair, - The Historic District Commission creates and provides the preservation of Plymouth's History with the assistance and collaboration of all the Town's citizens. We look forward to continuing our dedication and mission to Plymouth's community.

Motion: To support the recommendation of the Expansion of the Historic District - Dr. Anne Mason, second kimberlee Canducci - Approved unanimously.

Meeting adjourned: 7:52 pm

Respectfully submitted,
Lisa O'Neill, Secretary