



Plympton Historical  
Commission

# Meeting Summary - 07/08/15

- Meeting called to order at 7:18pm. Members present Jane Schulze, Jill Palenstijn and Jon Wilhelmsen.
- JW noted that the first order of business of the PHC was to hold a Public Hearing with respect to the property located at 3 Forest Street. The 3 Forest Street Public Hearing was called to order at 7:19pm. In attendance were JS, JP, JW and Bob Gosselin who pulled the demolition permit and was there to represent the property owner Elsie Murgida.
- JW noted that the advertisement for the hearing ran in the Plympton-Halifax Express on Friday, June 26th pursuant to Plympton Municipal Bylaws, Article XX, Section 3.5. JW read the hearing notice as follows:

The Town of Plympton Historical Commission

The Plympton Historical Commission will hold a public hearing on Wednesday, July 8 at 7:00 PM at the Plympton Town House, 5 Palmer Road, for an application for a building demolition permit pursuant to Plympton Municipal Bylaws, Article XX for the single family home located at 3 Forest Street. Jon Wilhelmsen, Chair

- JW explained the Plympton Demolition Delay Bylaw, noting that there were two parts to the process. First, the bylaw required that a determination of architectural or historical significance be determined. This was done at the last PHC meeting on 6/15/15 due to the fact that the structure in question is recorded on the Cultural Resources Inventory and pursuant to Plympton Municipal Bylaws, Article XX, Section 2.6(b) is Architecturally significant. Second, the Commission is required to determine if the property is preferably preserved - and that is the purpose of this evening's hearing. JW also read the content of the 3 Forest Street Cultural Resource Inventory.
- Mr. Gosselin provided 3 images of the property to the Commission and explained that Ms. Murgida lived at the property for a number of years until October of 2014 when she moved to a 55+ community in Plymouth on Rte 80. Mr Gosselin advised that she made this move due to her inability to access the second floor of the 3 Forest Street property due to physical limitations. Ms. Murgida is currently 85 years old. Ms. Murgida does not like her current situation and desires to move back to Plympton into a new house to be built by Mr. Gosselin. In order to fund the construction of this house, she has subdivided the 3.5 acre property into 2 lots and has agreed to sell the other lot (without the house) to Mr. Gosselin. He already has a young family lined up to purchase a new house to be built on the newly subdivided property. Ms. Murgida desires to remove the existing structure at 3 Forest Street and to replace it with a single level ranch house with a farmer's porch and a one car garage. He also noted that renovating the existing structure, in his opinion, would be cost prohibitive.
- JW noted that the Commission has a requirement to administer the bylaw voted twice by Town Meeting. He noted that it does not provide a clause to consider the personal circumstances of the applicant. JW asked whether, in his opinion, the structure of the property was such that it presented a danger, or rather it presented as many other properties of that era. Mr. Gosselin noted that he believed it represented like many properties of this era, and did not present any immediate threat to individuals. He did note that it did not, in his opinion, reside on a solid foundation.

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- Mr. Gosselin noted that Ms. Murgida had originally asked him if he could make changes to the existing property to meet her needs, and he advised that it was cost prohibitive due to the various extensions on the house and the foundations of the structures. JS inquired as to whether any other alternatives had been explored and Mr. Gosselin noted that they only considered renovation and removal with a new structure replacing it. JP noted that she had owned a house with a limited foundation a number of years ago and that they managed to be creative in how they expanded the antique house to preserve the old part while adding needed space to the overall structure.
- The concept of a site visit was discussed and Mr. Gosselin indicated that he had keys and would make himself available to provide the Commission access. JW noted that he would ask Rick Burnett, the PHC associate member to attend to help provide us with his expertise as a builder/contractor.
- Mr. Gosselin noted that Ms. Murgida does not necessarily understand that there is a process to be followed and that she can not do whatever she wants with her house
- Discussion ensued regarding next steps. A site visit would be arranged in the not to distant future and the following motion was made by JS, second JP:

I move that the PHC adjourn the current hearing with respect to 3 Forest street to the next available date following a site visit and that the PHC arrange a site visit to 3 Forest Street at its earliest convenience to gather additional information to present at the following hearing continuation.

The Public Hearing was continued to a future scheduled date on the motion of JP, second by JS. Vote: 3-0-0 The hearing adjourned at 7:57 pm

- The meeting next turned to the Demolition Delay application received by the Commission the evening of June 30, 2015 for 6 Cross Street. JW noted that this property is on the Cultural Resources Inventory and pursuant to Plympton Municipal Bylaws, Article XX, Section 2.6(b) is Architecturally significant. The PHC will, on the motion of JP, second JS. advise the Building Department that no Demolition permits may be issued without the express consent of the PHC. Vote: 3-0-0. JW will draft the letter and provide to the Building Department.
- JS questioned whether we could do a site visit ahead of the meeting. JW noted that it is not always known whether a visit will be needed until we have the hearing. Also, the timing of needing to hold the hearing within 30 days can preclude such visits. That said, JW will reach out to the applicants for 6 Cross Street to schedule a hearing date, perhaps as early as 7/27, and also enquire if a visit can be scheduled ahead of the hearing.
- Next meeting - July 20, 7pm.
- Meeting adjourned at 8:27 pm on the motion of JS, second JP. Vote: 3-0-0.