



Plympton Historical
Commission

Meeting Summary - 11/04/15

- Meeting called to order at 7:37pm. Members present Jane Schulze, Jill Palenstijn and Jon Wilhelmsen.
- Minutes from previous meetings will be held until the next scheduled meeting.
- JW had been contacted by Jonathan Mark, realtor for 6 Cross Street who reported that the property had been listed for sale on September 23, 2015 and to date there had been multiple showings but no offers (see attached email text).
- The price was lowered from 219K to 199.9K in hopes of increasing interest on the property. Members of PHC recalled that the current owner had paid 160K for the property in April of 2014. It was noted that, at the time of the meeting, the property had been on the market for approximately six weeks. It was also noted that the late fall/winter market does not usually command the same prices as a spring market. In addition, the price of the property was questioned in terms of comparable properties in the area and whether the current price of \$199.9k was still high given the original purchase price of 160k.
- JW reported that Mr. Marks was asking the Commission to consider waiving the demolition delay given the feedback received so far in the offering of the property for sale. He advised JW that the market had spoken and that there was no interest in restoring this property. Additionally, despite what the MLS listing says (copy of MLS description text attached to minutes), Mr. Marks advised that the land was not sub dividable due to requirements for the septic and wetlands.
- The Commission discussed the request and did not feel after only 6 weeks on the market during a quieter real estate time period at what was a significantly higher price than what was paid only a year and a half before that the obligation and due diligence under the bylaw had been met at this time.
- JW will reach out to Mr. Marks to discuss the Commission's comments and thoughts regarding the property at this point. He will also advise Mr. Marks that we continue to be willing to review this decision as new information is available.
- Meeting adjourned at 8:15 pm on the motion of JS, second JP. Vote: 3-0-0.

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Email text from Jonathan Marks:

On Oct 28, 2015, at 10:20 AM, jonathan@waterfrontrealtyma.com wrote:

Jon,

Here are the agents that have all shown 6 Cross St to date. Most were agents with contractors. None are interested in restoring nor waiting to demolish hence putting Melinda in a tough situation as far as the liability for people getting hurt in the property and financially. In real estate we always say that it's the buyers who determine the market, not me or anyone else, and they have spoken. I hope you can bring this to the attention of the board soon so I can help Melinda move on. I really appreciate your help with this. Thank you, Jonathan

James Molloy - Rebuildex
Linda Tomasi - Remax Spectrum
Ken DeDeminici - J Michaels Real Estate
Jeffrey Kundicz - J Michaels Real Estate
Chris Campbell - Shane Campbell Team
Larry Costa - Century 21 Gold
Scott Radwin - Century 21 Alliance
Heather O'Shaughnessy - Sothebys Duxbury
Domingos Pina - Exit Realty
David O'Leary - Coldwell Banker
Carolyn Fontaine - Molisse Realty

Plus I have had calls directly to me that have not panned out due to the circumstances I have discussed as well.

Jonathan W. Mark
Broker/Owner
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<http://www.zillow.com/profile/Jonathan-Mark/>

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----- Original Message -----

Subject: Re: [Plympton MA] 6 Cross St
From: Jon Wilhelmsen <plymptonhouse@mac.com>
Date: Mon, October 26, 2015 10:42 am
To: Jonathan Mark <jonathan@waterfrontrealtyma.com>

Good morning Jonathan,

I can certainly give you a call this afternoon. Can you please provide the number you would like me to use?

Best,
Jon

Jon Wilhelmsen, Chair
Plympton Historical Commission

On Oct 26, 2015, at 10:05 AM, Jonathan Mark <jonathan@waterfrontrealtyma.com> wrote:

JWilhelmsen,

Someone has sent you a message using your contact form on the Plympton MA site.

If you don't want to receive such e-mails, you can change your settings at <http://www.town.plympton.ma.us/users/jwilhelmsen>.

Message:

Jon,

Could you call me at some point to discuss Melindas property? Thank you, Jonathan

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Message sent by: Jonathan Mark (jonathan@waterfrontrealtyma.com)

MLS Listing text:

Wonderful opportunity to own over 3 acres of flat land surrounded by beautiful farmland in agriculturally welcoming Plympton. Main house is uninhabitable currently and should be completely overhauled or razed by new owner. Perc test complete and new septic plans in hand for new buyer. Ample frontage on Center St and Cross St. Subdivide? Property also features a fenced corral with electric fence, new run-in barn with tack room, and new 'tiny' house/guest house at rear of property, Both tiny house and run-in barn are separate but available at additional cost. Property sold AS-IS where is with no warranties expressed or implied from seller or broker. Enter at own risk by appointment only. Will not qualify for traditional financing, looking for cash buyers. Opportunity knocks!

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