

**HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes**  
**July 13,2023**  
**1820 Court Room, 26 Court Street, Plymouth MA**

**Meeting Called to order:** 6:15

**Members In Attendance:** James Cahill, Kim Canducci, Lisa O'Neil; Secretary, Michael Tubin; Chair, Ryan Vayo, Rob Zupperoli; Alternate.

**Members Absent:** Anne Mason, Richard Stefani, Bill Fornaciari;Alternate.

**Minutes from June 14<sup>th</sup>** –MOTION to approve by James Cahill, second Ryan Vayo  
All approve, abstain Rob Zupperoli.

**Old Business:** None

**New Business:** Property on Leyden St. removed old windows and did not get approval for the renovation, notice sent form the HDC. New Alternates were voted in, Bill Fornaciari and Rob Zupperoli.

**Sherman Geller**  
**7 Brewster Street**

**Case # 23-61**  
**Informal Hearing**

**Certificate for Appropriateness for exterior painting**

Change color of house to- Downing Stone color, Downing Slate window frame with white trim. HDC requested it scheduled for a formal meeting.

**Mark Flaherty**  
**38 Emerson Road**

**Demo Delay**  
**Initial Determination**

Mark Flaherty presented the condition of the home with its cracked foundation and requested a vote to declare it historically not significant.

MOTION: James Cahill to declare it not historically significant, second, Kim Canducci, unanimously approved.

**David Blandino**  
**71 Taylor Ave**

**Demo Delay**  
**Initial Determination**

David Blandino presented the condition of the dilapidated house.

MOTION: James Cahill to declare it not historically significant, second Ryan Vayo- unanimously approved.

## **Public Forum for the Expansion of the Historic District**

The forum began with an introduction from **Lee Hartmann AICP, Director of Planning & Development** presenting the potential expansion of the Historic District into the Bradford Street, Union Street and Lincoln Street Area.

**Chris Skelly; Skelly Preservation Services, Community Planning and Preservation is serving as the Project Consultant** provided a power point presentation of the complete project description being considered.

The presentation Included:

- \*Historic District Benefits
- \*Historic District was established in 1973 7 expanded three times
- \*The significance of a Demolition Delay
- \*Differences between Historic District & National Register
- \*Plymouth's National Register Districts
- \*Local Historic District
- \*Local historic Benefits
- \*Historic District Expansion Area's

### **The Historic District Committee members offered their input.**

**Michael Tubin** – Referenced the new boundaries and proposed footprint. And described the difference between Certificate of Appropriateness and Certificate of Non-Applicability.

**Lisa O'Neill** –Addressed the Historic Designation effects on neighborhoods. The property values tend to go up and residents have a higher participation in the esthetic preservation of their homes and community.

**Kim Canducci** – Agreed the town would benefit in the preservation effort.

**Rob Zupperoli** – Agreed with the Historic Expansion.

**Ryan Vayo** – Explained that our committee encourages a “team effort” in assisting the applicants through compliance.

### **Residents Feedback:**

**Harry Helm, Manomet resident:** Referenced the Marina and how it should have been saved. He felt the HDC should expand to a larger area. He encourages HDC to be bold in preserving the area's that need to be persevered now.

**Dennis Soares, 33 Bradford Street** – Did not support the expansion, primarily because of the additional costs homeowners would have to incur for a renovation.

**Kate Altieri, 26 Bradford Street** – Is in complete support of the expansion. Her concern is that no one be exempt from the expansion, if they fall within the footprint all buildings be included. Kate also attends the HDC meetings regularly and shared from what she has noticed we were very fair in our decisions.

**Tim McGregor, 5 Freedom Street** – was in grave concern for the complete process, He does not support the expansion.

**David Gallerani, 50 Sandwich Street** –He has strong concerns about the town of Plymouth and the direction it is headed. He proposed we have a design and review board.

**Jessica McHugh, 5 Freedom Street** – In her opinion, the Marina and the Yacht Club opted out in the last attempt for Historic Expansion and she wants them included this time.

**Dawn Curtain, 148 Summer Street** – She is concerned with the changes in our Town.

**Paul Bonfillio, 9 Bradford Street** – He stressed concern but is not against the expansion. His questions: Why were the houses in front of Nathaniel Morton excluded? Who stands to make money off the expansion? Will there be a parking meter in front of my house? Could there possibly be funding for homeowners with zero interest loans?

**Dick Quintal, Precinct One** – In favor of “Spot Zoning” for certain places and or area’s, such as Bramhall. It will help us save our community and may be more achievable. He offered a dollar donation to fund a study to move forward with change.

**Lee Hartmann, Director of Planning & Development** – cautioned about potential risks of people purchasing multiple lots and constructing larger homes, which would not keep the quaint feeling and consistency of the cottage style homes on Bradford. The expansion would protect this from happening.

End Public Hearing: 7:47

Motion to Adjourn Kim Canducci, second Ryan Vayo – unanimously approved.

Respectfully submitted,  
Lisa O’Neill  
Secretary