

**Planning Board with Historical Commission
Informational Forum on Historic Preservation
Meeting Minutes
April 8, 2015
High School Little Theatre
7:00 PM**

Attendance & Call to Order:

Ch. Rafsky called the meeting to order at 7:15 p.m.

Present

Planning Board members: Steve Rafsky, Steve Olanoff, Jack Wiggin, Bruce Montgomery and Chris Pfaff. Staff members: Nora Loughnane, Director of Community & Economic Development, Abigail McCabe, Town Planner and Janice Barba, Planning & Land Use Specialist (who recorded the minutes).

Historical Commission members: Nancy Donoghue, Joseph Clancy

Welcome - Ch. Rafsky

- Welcomed resident homeowners of all structures in town that were built on or before December 31, 1910
- Historic Preservation has been always been an important goal of the 2000 Comprehensive Master Plan
- The Demolition Delay Bylaw is the tool the Planning Board uses to preserve historically important structures

Historic Preservation Initiatives - Presentation by Nora Loughnane, Director of Community & Economic Development

Why?

- Maintain Community Character
- Preserve Local History
- Celebrate Architectural Style
- Experience Sense of Place
- Protect Property Values

How?

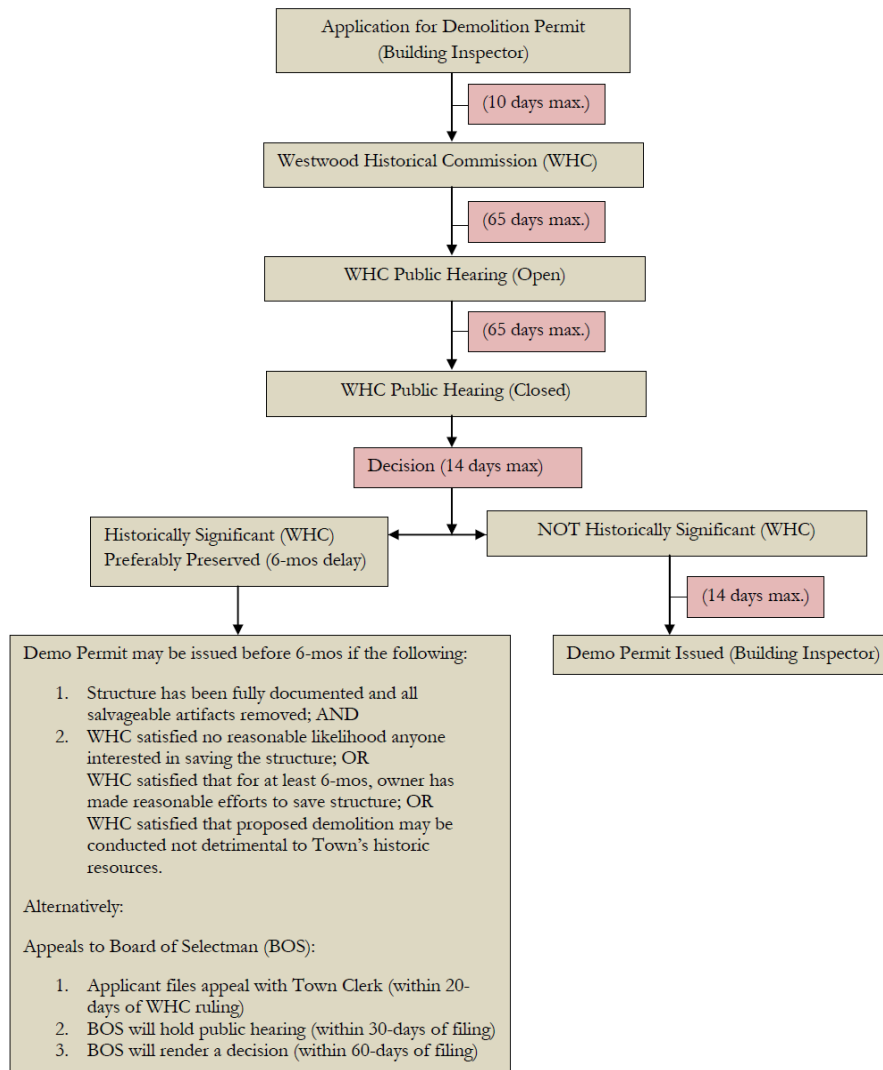
- Local Recognition Programs
- Educational Programs
- Inventory and Listing
- Local Historic/Design Control Districts
- Demolition Delay

Demolition Delay Bylaw

- Article for consideration at May 4th Town Meeting
- Affecting properties built on or before Dec. 31, 1910
- Review by Westwood Historical Commission
- If "Preferably Preserved Property", delay of 6 months
- Work with property owners to identify interested parties and document historic or architectural attributes
- Credit given for bona fide preservation efforts in advance of application
- Approval is valid for 2 years and is transferable to new property owner

Flow Chart Timeline – next page...

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Q & A - Jack Wiggin, Planning Board

- Is one year the maximum time frame?
- Demolition definition? (see bylaw)
- What is considered substantial demolition?
- What is considered a structure?
- What does it mean to say commencing the work?
- If a homeowner wanted to remodel and not demolish their home would the demolition delay process automatically begin? (No)
- If a homeowner of an historic structure had a fire destroy the entire house, would this delay automatically begin? (No, because this is not a voluntary demolition.)

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- Was there an incident in which an historic property was demolished before a determination of historic significance did not occur?
- Home assessments are based on property values and if this bylaw is in effect will it affect a decrease or increase property value?
- Is this bylaw a burden or restrictive as a property owner?
- Does the bylaw provide a competitive disadvantage?
- This bylaw does not prevent demolition of all historic properties – only delays.

Mr. Wiggin thanked attendees for their input and valuable comments shared this evening.

Adjournment:

Upon a motion by Mr. Olanoff and seconded by Mr. Pfaff the board voted unanimously in favor to adjourn the meeting at approximately 8:40 p.m.

List of Documents:

Power Point Presentation – Historic Preservation Initiatives	PDF
Demolition Delay Bylaw	PDF