

Nancy Donahue, Chairman
Marilyn Freedman
Mary Ellen Larose
Lura Provost

Town of Westwood
Commonwealth of Massachusetts



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2017 JUN 29 P 12: 3 (781) 767-6344

Department of Community and Economic Development

WESTWOOD HISTORICAL COMMISSION TOWN CLERK
TOWN OF WESTWOOD

NOTICE OF DECISION

The Westwood Historical Commission evaluated the Demolition Application filed by James and Beth Bisson requesting permission to demolish portion of an existing structure on the property at 284 Summer Street in the course of a renovation project. At the time of building The Building Commissioner determined that the structure proposed for demolition may be historically and/or architecturally significant, and forwarded the Demolition Application to the Westwood Historical Commission (WHC) for review pursuant to Westwood General Bylaw Chapter 250A.

The Westwood Historical Commission evaluated the Demolition Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby declares the single-family residential structure at 284 Summer Street to be a preferably preserved historic or architecturally significant structure, but **declines** to impose any Demolition Delay Period pursuant to Westwood General Bylaw Section 250A-4D for the proposed demolition of a significant portion of that structure. This decision shall expire on June 19, 2019 and is transferable to a new property owner prior to that expiration date.

The signed decision was filed at the Office of the Town Clerk on June 29, 2017.

The full Decision is available for review at the Department Community and Economic Development office located at 50 Carby Street, Westwood, MA.

PROPERTY OWNER(S): James and Beth Bisson
284 Summer Street
Westwood, MA 02090

LAND AFFECTED: 284 Summer Street, Westwood, MA
Map 03 Lot 001

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WESTWOOD HISTORICAL COMMISSION

**Historic Structure Demolition
Westwood General Bylaw Chapter 250A**

APPLICANT: James and Beth Bisson
284 Summer Street
Westwood, MA 02090

PROPERTY OWNER: James and Beth Bisson
284 Summer Street
Westwood, MA 02090

PROPERTY LOCUS: 284 Summer Street
Assessor's Map 3, Lot 1

BACKGROUND AND PROJECT SUMMARY

The Applicants requested permission to demolish portion of an existing structure on the property at 284 Summer Street in the course of a renovation project. The proposed renovation project entails the demolition of a significant portion of an existing single-family residential structure to allow for its replacement with a new single-family residential structure. The Building Commission determined that the structure proposed for demolition may be historically and/or architecturally significant, and forwarded the Demolition Application to the Westwood Historical Commission (WHC) for review pursuant to Westwood General Bylaw Chapter 250A.

The principal residential structure on the property is believed to have been built in 1860. That structure is attached to a barn of uncertain construction date. A second detached barn is also located on the same property. The property is located in the Single Residence C (SRC) zoning district and shown on the Assessor's Map as AP 3, Lot 1. The single-family residence and accessory structures are permitted uses in this district.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of

Westwood and from all other interested parties, the Westwood Historical Commission makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On May 31, 2017, an Application was filed by or on behalf of James and Beth Bisson Fallon (hereinafter "Applicants"), pursuant to Westwood General Bylaw Section 250A [Historic Structure Demolition] with the Westwood Historical Commission (hereinafter "WHC").
2. Pursuant to Westwood General Bylaw Section 250A, the WHC caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on June 9, 2017. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 1, 2017, and continuing through the opening of the public hearing on June 19, 2017. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in Westwood General Bylaw Section 250A on June 1, 2017.
3. One or more members of the WHC attended a site visit on June 17, 2017 to aid in their better understanding of the circumstances of the single-family residence portion of the structure proposed for demolition.
4. The public hearing on the Application commenced on June 19, 2017, in the Fisher School, 830 High Street, Westwood, Massachusetts, and was concluded on the same date.
5. WHC Members Nancy Donahue, Marilyn Freedman, Mary Ellen Larose, John Patterson and Lura Provost deliberated on the Application at a duly authorized meeting on June 19, 2017.

PROJECT FINDINGS:

1. The subject property consists of approximately 3.03 acres located at 284 Summer Street, and is shown as Map 3, Lot 1 on the Westwood Board of Assessors' Map (hereinafter "Property").
2. Presently, the Project Site contains two structures, including the single-family residential building and attached barn structure, and a detached barn structure. The single-family residence is believed to have been constructed in 1860. The attached and detached barns are of unknown construction dates.
3. The Property is located in the Single Residence C (SRC) zoning district. The single-family residential structure and accessory structures are permitted uses in this district.
4. During the course of its public hearing, the WHC considered whether the apparent age and/or historical or architectural character of the single-family structure subjected that structure to the requirements of Westwood General Bylaw Section 250A. The WHC determined that the structure is historically or architecturally significant and subject to the provisions of Section 250A.

5. Next, the Commission considered whether the proposed demolition of a significant portion of the structure would be detrimental to the purposes protected by the Demolition Bylaw and to the historic or architectural resources of the Town. Based on the plans presented by the owner and the owner's architect, the Commission determined that it would not be detrimental to the purposes protected by the Demolition Bylaw and to the historic or architectural resources of the Town. The WHC determined that the owner and the architect were conscious of the historically significant features of the single-family residential structure and that they carefully planned to incorporate those features in the proposed new single-family residential structure in such a way that the proposed demolition will not negatively affect the historical or architectural character of the property.
6. The WHC voted 5 to 0 not to impose a Demolition Delay Period and to issue a Demolition Authorization Decision allowing for immediate submission of an Application for Demolition Permit.

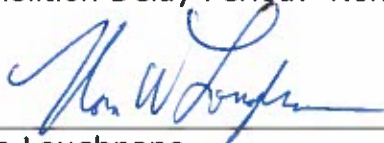
DECISION:

The Westwood Historical Commission evaluated the Demolition Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby declares the single-family residential structure at 284 Summer Street to be a preferably preserved historic or architecturally significant structure, but declines to impose any Demolition Delay Period pursuant to Westwood General Bylaw Section 250A-4D for the proposed demolition of a significant portion of that structure. This decision shall expire on June 19, 2019 and is transferable to a new property owner prior to that expiration date.

RECORD OF VOTE

The following members of the Westwood Historical Commission voted on June 19, 2017 not to impose a Demolition Delay Period for the demolition of a significant portion of the principal structure at 284 Summer Street, and thus to allow the building Commissioner's issuance of a Demolition Permit: Nancy Donahue, Marilyn Freedman, Mary Ellen LaRose, John Patterson, and Lura Provost.

The following members of the Westwood Historical Commission voted to impose a Demolition Delay Period: None.



Nora Loughnane
June 23, 2017