



Historic Preservation Commission

Town Hall
Bedford, MA 01730
781-275-1111

About the Demolition Delay Bylaw (ARTICLE 57. DEMOLITION DELAY)

Intent:

- To encourage owners of “significant” buildings to consider alternative options that will preserve, rehabilitate or restore such buildings.
- To regulate the issuance of demolition delay permits.

Procedure:

- An application for a demolition permit must be filed with the Building Inspector.
- The HPC will review the application and within 15 days after receiving the application will make a determination of whether or not the building is significant.”

If the building is determined not to be significant:

- If it is determined that the building is not significant, the HPC shall notify the Building Inspector and the applicant in writing. The Building Inspector may then issue the demolition permit.

If the building is determined to be significant:

- The HPC will hold a public hearing within 30 days.
- Public notice of date, time and place for the hearing will be posted in the Town Hall and elsewhere in the town for a period of not less than 7 days prior to the date of the hearing.
- **If the applicant wishes to construct a new and/or different type of structure on the property, then the applicant should come to the hearing with a sketch plan, rendering, engineering plan or other graphic that the HPC can examine to be certain that the proposed design complies with the character of the neighborhood, zoning or other existing circumstances and/or regulations that may apply to the property.**

If the building is deemed not to be preferably preserved:

- The HPC shall notify the Building Inspector and the applicant in writing. The Building Inspector may then issue the demolition permit.

If the building is deemed to be preferably preserved:

- No building permit for new construction or alterations on the premises shall be issued for a period of 18 months from the date of determination unless otherwise agreed to by the HPC.

No permit for demolition of a building determined to be preferably preserved shall be granted until all plans for future use and development of the site have been filed with the building inspector and have been found to comply with all laws pertaining to the issuance of a building permit, or if for a parking lot, a certificate of occupancy for that site.