



Historic Preservation Commission

Town Hall  
Bedford, MA 01730  
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## About the Demolition Delay Bylaw (ARTICLE 57, DEMOLITION DELAY)

### Intent

- To encourage owners of historically “significant” buildings to consider alternative options that will preserve, rehabilitate and/or restore such buildings.
- To provide guidelines for applicants when demolition applications must be reviewed by the Historical Preservation Commission (HPC)

### Procedure

- An application for a demolition permit must be filed with the Building Inspector. When the application is for a potentially historically significant building (structures built before 1943), the application must be reviewed by the HPC
- The Historical Preservation Committee (HPC) shall, at its next meeting, (provided that notice is received at least two business days prior to such meeting), or within 30 days after receipt of the demolition application, (whichever occurs first), make a determination of whether 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 also 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 for a period of not less than 7 days prior to the date of the hearing.
- **If the applicant proposes 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.