

The A-B-Cs of the Demolition Delay Process
Timeline and Procedures of the Demolition Delay Bylaw
Article XXVI of the Town of Weston Bylaws
(effective 8/30/98 and amended 3/15/2000, 8/10/2015 and 7/12/2016)

Action

Time Line

A.)

Each time a building permit application is filed with the Building Inspector or Permit Administrator, and, if WHC review is necessary (property built before 1945 and/or other reason), then, **applicant notified within 5 business days**

A.) to B.) - up to 5 business days

B.)

Building Inspector & Permit Administrator gives the application to WHC. In most cases, WHC must see your plans for the property and you will be asked to appear at the next regularly scheduled WHC meeting, held **within 21 business days of WHC's receipt of your application.**

B.) to C.) - up to 21 business days

C.)

WHC Meeting #1- Initial Determination Hearing - Your property's significance is determined and your proposed plans are reviewed by the WHC. If your property is voted not significant, The WHC will notify the Building Inspector and you may proceed. If your property is voted Significant, and the proposed changes are in kind, minimal, or otherwise not detrimental, then WHC will notify the Building Inspector, and you may proceed. If your property is voted significant, and the changes warrant further review, the WHC must notify the Building Inspector of its decision **within 10 business days and then schedule a public hearing within 30 calendar days, plus advertise and notify abutters.**

If voted to step D.)- up to 30 calendar days

D.)

WHC Meeting #2 - Public Hearing to determine whether your Significant Property should be Preferably Preserved. If the WHC determines that your proposed plans are approved, then the Building Inspector will be notified within 10 days and you may proceed. If the WHC determines that your proposed plans are not approved or are detrimental to your property, then they vote to Preferably Preserve the property. A **12-month demolition delay** is imposed, effective the day of the public hearing .

D.) to E.) - 12 months*, starting on the date of the Public Hearing

However, this delay period is usually a time of negotiation to find a way to achieve both the preservation of the property and the owner's objectives.* If not, then ...

*12 month delay may be lifted if WHC determines preservation goals have been met

E.) Demolition Permitted**

after the 12 month period has expired.

VIOLATION OF BYLAW

** A *two-year* demolition delay is imposed whenever a Significant Property is demolished in violation of this Bylaw.