

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, and Nicole Walters. Arthur Evans was absent.

Note: the numbering below is chronological and may not correspond to agenda item numbering

Chairman Vose called the meeting to order at 7:05 PM.

1. Open Forum.

Chairman Vose discussed the draft of the DHC's annual report for FY2017 which was distributed to members for comment. Comments to be submitted to Mr. Barry for inclusion on the report, which is due at Town Hall by noon on September 29th, Friday.

2. Minutes. *(No discussion)*

3. Revisions to the Demolition Delay Bylaw.

Members observed that the likelihood of success for passing a revised bylaw at Town Meeting is inversely related to the scope and number of changes in the bylaw, based on recent history. A comprehensive rewrite to the Demolition Delay Bylaw would likely never pass unless it was sponsored as part of a larger process that included edits to the entire protective bylaw.

Members raised and discussed a "wish list" of possible changes referring back to the draft 2017 rewrite:

- Change 6-month delay to 12 months
- "Expiration upon sale" concept to address speculative filing of demolition permits by sellers. If the ownership of a regulated structure changes, then the the permission to demolish the structure would also expire
- Adding needed definitions to the bylaw, for example defining the degree to which a partial demolition could be considered as substantial in applying the bylaw
- Mechanism to confirm the accuracy of the AYB (actual year built) field in the Town assessor's records
- Changing the bylaw name to something along the lines of "Preservation of Historical Structures Bylaw"
- Changes to the timing provisions and timing language in the bylaw

The discussion turned to prioritizing proposed changes to the bylaw. Changing the two references from the current 6-month demolition delay to a 12-month delay was accepted by acclamation. Adding the expiration on sale concept as a new bylaw section 609.4, with language to be finalized, was chosen as the second priority. Members agreed that the

two proposals could be expressed as two simple motions that could be presented at Town Meeting for voters consideration.

- 4. Adjournment.** Moved to adjourn at 8:03 PM. Unanimously adopted.

New Materials Received:

- 1.** Initial draft of DHC Annual Report for FY2017 for comment

Minutes prepared and submitted by Mark P. Barry, Acting Clerk