

# THE DEMOLITION DELAY ORDINANCE IN GREENFIELD TOWN CODE CHAPTER 58

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The Demolition Delay Ordinance, a non-zoning local ordinance, requires that the public be provided an opportunity to review and comment to the Historical Commission on applications to the Inspector of Buildings for a permit to demolish a "significant" historic building. This applies to buildings 1. listed or eligible for inclusion in the National Register, buildings listed on the State Register, or buildings recommended by the Commission and approved by the Town Council.

The two-step review process is as follows:

1. The Historical Commission receives and reviews the application for a demolition permit in a regular meeting.
2. If it determines that this is a "significant" historic building, it holds a public hearing to receive comment.
3. The Commission then determines by vote if the building should be "preferably preserved" or that the public interest will be better served by demolition. If the building is determined to be "preferably preserved", issuance of the permit is delayed up to six months in order for the owner to explore alternatives to demolition. At any time before the delay expires, the Commission may advise the Inspector that efforts to preserve the building have been unsuccessful and the permit may be issued, or it may recommend to the Town Council that the delay be extended.

The ordinance states: **"The purpose of this ordinance is to preserve and protect, through advance notice of their proposed demolition, significant buildings within the Town of Greenfield which constitute or reflect distinctive features of the architectural, cultural, political, economic, or social history of the Town, to encourage owners of preferably-preserved significant buildings to seek out persons who might be willing to purchase and to preserve, rehabilitate, or restore such buildings rather than demolish them, to alert residents of the town to impending demolitions of significant buildings, and by furthering these purposes to promote the public welfare, to preserve the resources of the Town, and to make the town a more attractive and desirable place in which to live."**

Demolition is defined as "Any act of pulling down, destroying, removing or razing a structure or portion thereof, or commencing the work of total or substantial destruction with the intent of completing the same."

For additional information on the demolition delay procedure, please contact the Historical Commission, 114 Main Street, Greenfield MA 01301.