

PROPOSED NEW SECTION 3.6 OF THE ZONING BYLAWS

(This is the final version that Town Meeting will be asked to vote upon.)

3.6 CONVERSION OF CERTAIN HISTORIC RESIDENTIAL STRUCTURES.

(a) In order to encourage and assist in the preservation of large residential structures having historic value in the Town of Norwood, in any zoning district in the Town, a single-family residence built before 1930 and containing at least 4,000 square feet of habitable space, upon the grant of a Special Permit for such purpose by the Planning Board, may be converted to two, three, or four separate residential units, provided that the historic exterior of the structure is substantially maintained without major change or alteration. For the purposes of satisfying the minimum area of habitable space required for this provision of the Zoning Bylaw, additions or alterations to the structure in question that were constructed in or after 1930 shall not be included in the calculation of such minimum habitable area. In considering whether to grant a Special Permit to authorize the conversion of a structure to multiple residential units pursuant to this section, the Planning Board, in addition to making factual findings regarding the Decision Criteria set forth in Section 10.4.2 of the Zoning Bylaws, shall determine whether such a conversion contributes to the preservation of historic aspects of the Town and shall make factual findings supporting such determination.

(b) A Special Permit granted under this section may include reasonable conditions related to the location of newly-constructed or newly-located buildings upon the lot (or a portion of said land) on which said converted residence is located, as said lot existed at the time of the grant of such special permit, including conditions designed to preserve, to the extent practicable, the view of such historic structure from that portion of a public way on which it fronts. However, any such conditions shall be in force and applicable to said land only if said residence is actually converted from single-family status to two or more units pursuant to a Special Permit granted pursuant to this Section 3.6, and none of said conditions shall prohibit the division of said land into additional residential parcels pursuant to applicable law.

On petition of Robert J. Pegurri and Barbara J. Rand, 289 Walpole Street, Norwood