

## CHAPTER XX. HISTORIC DISTRICT COMMISSION

Section 1. The purpose of this bylaw is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings, sites, areas and their architecture significance in the history of the Town of Granby, and through the maintenance and improvement of settings for such buildings, sites and areas that are compatible with their original design.

Section 2. There is hereby established under the Historic District Act, Massachusetts General Laws, Chapter 40C, as amended, with all the powers and duties of a historic commission, a Granby Historic District Commission consisting of five (5) members to be appointed by the Selectmen, all being residents of Granby, including two members, where possible from four (4) nominees submitted by the Granby Historical Association, one (1) member, where possible, from two (2) nominees submitted by the Chapter of the American Institute of Architects covering Granby, and one (1) member, where possible, from two (2) nominees, submitted by the Board of Realtors covering Granby. The Commission shall include, where possible, one or more residents of a historic district established in Granby pursuant to the Historic District Act. When the Commission is first established, one (1) member shall be appointed for a term of one (1) year, two (2) shall be appointed for a term of two (2) years, and two (2) shall be appointed in like manner for terms of three (3) years.

The Selectmen may appoint an alternate member for a term of one (1) year and two (2) alternate members may be appointed for a term of three (3) years.

Section 3. There is hereby established under the provisions of the Historic District Act, as amended, a historic district to be known as the Granby Center Historic District, bounded as shown on a map entitled, "Plan Showing Granby Center Historic District, Granby, Massachusetts," dated September 1, 1977, attached to and made a part of this bylaw.

Section 4. The Commission shall have all the powers and duties of a historic district commission as provided by the General Laws, Chapter 40C, and may in the exercise of any of the powers and duties accept money gifts and expend the same, and subject the appropriation or receipt of such gifts, employ clerical and technical assistance or consultants. The Commission may administer on behalf of the Town any properties or easements, restrictions or other interests in real property. The Commission

shall have, in addition to the powers, authority and duties granted to it by this Act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the Town meeting.

The aforesaid powers and duties may include, but not be limited to, the following:

- A. To review the proposed construction, alteration, or demolition of any building or structure in the Granby Center Historic District, or any additional historic districts as may be established, and to make determination permitting or prohibiting such action.
- B. To propose from time to time as they deem appropriate the establishment, in accordance with the provisions of the Historic District Act, additional historic districts, and any necessary changes within a historic district.
- C. To cooperate with and advise the Planning Board, the Highway Department and other appropriate Town departments in matters involving historic buildings, sites and historic district boundaries.
- D. To cooperate with and enlist assistance for Granby from the Massachusetts Historic Commission, the National Park Service, the National Trust for Historic Preservation, the Lower Pioneer Valley Regional Planning Commission, and other agencies, public and private, from time to time concerned with historic buildings and sites.

Section 5. The Commission may recommend to the Selectmen from time to time as needed appointment of advisory committees of historians and persons experienced in architecture or other arts or in historic restoration or preservation to assist in a manner comparable to the National Park Advisory Board of Consulting Committee.

Section 6. The Commission shall adopt rules and regulations for the conduct of its business not inconsistent with the provisions of Chapter 40C, the Historic District Act or this Bylaw, as the case may be.

Section 7. Notwithstanding anything contained in this Bylaw to the contrary, the authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Granby Center Historic District or subsequent historic districts, which may be designed at some future time:

- A. Terraces, walks, driveways, sidewalks and similar structures or any one or more of them provided that any such structure is substantially at grade level.
- B. Regarding the use of signs, the existing Granby Bylaw relative to their display and size will govern their usage within the Granby Center Historic District or subsequent future designated Historic Districts.
- C. Storm doors and windows, screen, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- D. Siding, providing it is clapboard, aluminum, steel or vinyl, is as nearly the same width and style as the original siding, and does not cover or remove any other part of the structure not covered by the original clapboards (i.e., corner boards and other decorative trim). The color of the siding must comply with paint guidelines established by the Historic Commission. All new and improved synthetic materials that may be marketed at some future time would be subject to review by the Historic Commission.
- E. Relative to the choice of paint to be used within a given Historic District, the Commission will approve by two-thirds (2/3) vote, the choice of color and trim, if the color is not the existing color, or one of the colors recommended in guidelines established by the Historic District Commission.
- F. The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm, or other disaster, provided such reconstruction is begun within one (1) year thereafter and carried forward with due diligence.
- G. Walls and fences. (Recommend shrubbery be used to soften or shield any wire fencing, if used.)

Furthermore, the authority of the Commission will be limited to the exterior architectural features within the district, which are visible from public streets or public eye.

Section 8. When taking action under the provisions of the Historic District Act, Section II, the Commission shall make its determination within sixty (60) days or such further time as the applicant may allow in

writing after the filing of the application, for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship.

Section 9. The provisions of this Bylaw shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.