

How NCDs are Created

See Article 58: (Passage of bylaw required to enable NCDs in town)

See Bylaw Sect. 3(b)
(80% or more of the Property Owners in the neighborhood)

See Bylaw Sect. 3(c)
(incl. WHC & Plan. Brd.)

See Bylaw Sect. 3(d)

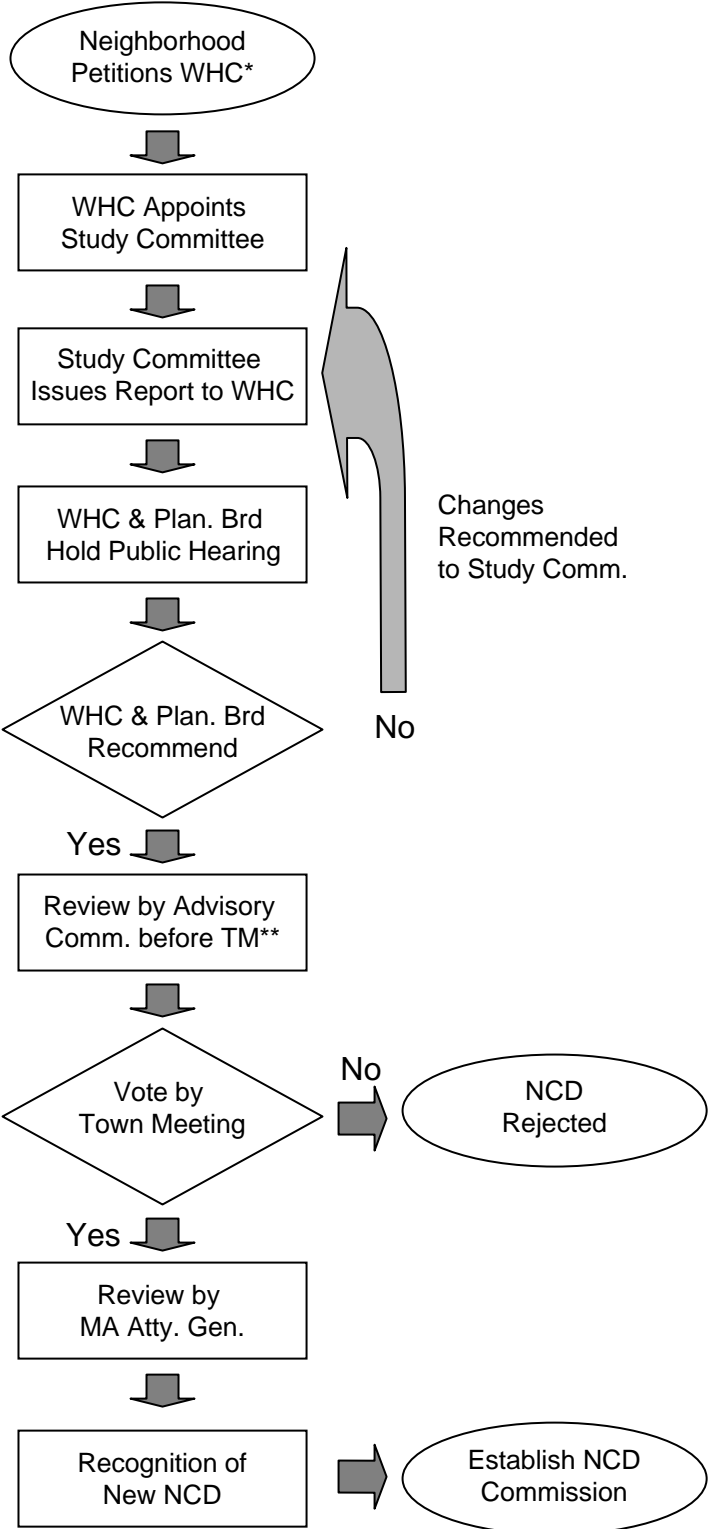
See Bylaw Sect. 3(e)

See Bylaw Sect. 3(f)

(Required of all Bylaw changes before Town Meeting)

Sect. 3(f)

(Required of all Bylaw changes before final Implementation)



* Wellesley Historical Commission

** Town Meeting

How a Property Owner Obtains an NCD Certificate of Compatibility

Ref: Article 58

See Sect. 5(d)(ii)

Property Owner Applies for CoC* to NCD Commission



See Sect. 5(d)(iii)

NCD Commission Holds Public Hearing



See Sect. 5(d)(iv)

NCD Commission Issues CoC

No



Yes



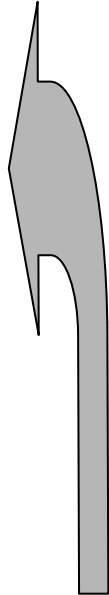
See Sect. 5(d)(vi)

Property Owner Applies to Bldg Dept for Building Permit



Amend Application

Applicant Decision: Amend or Appeal?



Amend Application



Appeal

Sect. 5(d)(vi)

Appeal Hearing with WHC*** & Pln. Brd.

Lose Appeal



CoC Denied



Win Appeal

CoC Issued**



Appeal to Superior Court

* Certificate of Compatibility

** or a Certificate of Non-Applicability or a Certificate of Hardship

*** Wellesley Historical Commission