



Town Of Chatham
Historic Business District Commission



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HBDC Quick Info Sheet

- The Chatham Historic Business District Commission (HBDC) is charged with reviewing changes to the exterior of structures/properties in order to ensure that changes to both historic and non-historic buildings within the Chatham Historic Business District are appropriate to their immediate surroundings and the District as a whole.
- The purpose of the District is to promote the cultural, economic and general welfare of the inhabitants of the Town of Chatham through the appropriate development of commercial and business districts.
- The Commission does not regulate changes to the interior of a structure, unless the interior change affects the exterior appearance.
- The HBDC holds a meeting on the 1st and 3rd Wednesday of every month. Applications must be handed in by the applicable deadline in order to be placed on the next agenda.
- Depending on the scope of work of the project, applications will fall into seven different categories: New Construction, Demolition, Addition/Alteration, Signs, Site Improvements, Exemption, or Administrative Approval.
- Except in the cases of Exemptions and Administrative Approvals, applicants must represent their application to the Commission at their scheduled meeting.

Note: Please refer to the HBDC Design Guidelines and Procedures sections 1C, 1D, and 1I for a full definition of work allowed under the following application types.

Work Allowed Under Administrative Approvals:

- Re-roofing
- Siding Replacement
- Storm Doors
- Storm Windows
- Gutters & Downspouts
- Historic Markers
- Window Shutters
- Industrial Zones- Alterations/Additions

Work Allowed Under Exemptions:

- Work not Visible
- Maintenance
- Interiors*
- Landscaping**
- Flags
- Parking Areas
- Street Numbers
- Play Equipment
- Temporary Structures

*Completion of an Application for Exemption for interior work only is not required.

**Landscaping is exempt provided the landscaping is not resulting from work that requires a Certificate of Appropriateness, including hardscaping, additions, demolition, removal or relocation of a building or structure, or new construction of a building or structure.

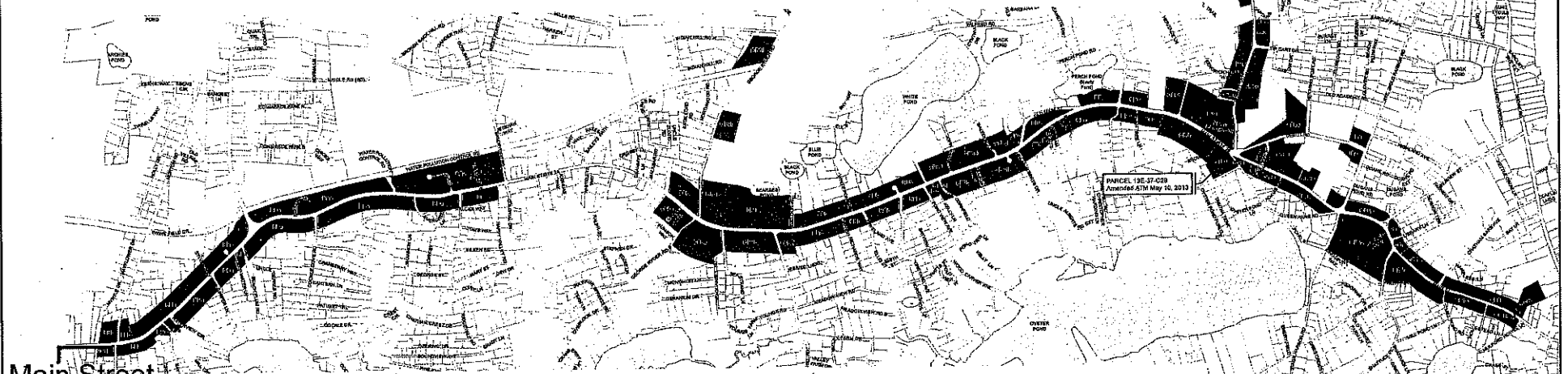
Work Allowed Under Site Improvements:

- Fences
- Hardscaping
- Landscaping**
- Outdoor Display and/or Sale of Goods
- Yard & Façade Lighting
- Solar Panel Arrays (free standing)
- Mechanical & Utility Equipment
- Recreation Facilities
- Masonry Walls
- Driveway & Parking Areas

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Town of Chatham Historic Business District

Commercially Zoned Districts in Effect September 9, 1985
with Amended Boundaries as per Article 20 Annual Town Meeting May 10, 2010



Main Street

 Historic Business District (Revised ATM 2010)

ACTS, 1985 - CHAPTER 641 SECTION 3. DISTRICTS

There is hereby established in the town of Chatham an historic business district, which shall include all the land within the following commercially zoned districts in effect on September ninth, nineteen hundred and eighty-five: General Business 3 (GB3), Limited Business 1 (LB-1) and Residential Business (RB)

ARTICLE 20 MAY 10, 2010 ATM

Extended the limits of the HBDC to include the entirety of parcel 13E-37-C29 to make the HBDC boundary coincident with the expanded GB3 Zoning District.

Disclaimer: This map is intended for planning and reference purposes only. It should not be used for survey, engineering, legal or regulatory purposes. In the event of any differences found between the boundaries shown on this map and those set forth in the 1985 zoning bylaw appendix II, the latter shall govern.