



1964: The 7.56-acre property was developed with a single-family home (at what became 44 Mill St) by its original owner, who was an architect and kept the home off the market for nearly 50 years ¹ ² . No change in ownership is recorded in public deeds through the 1960s–1980s under that original ownership.

May 1, 1989: A deed transfer was recorded for **\$90,000**, which likely reflects the original owner acquiring an adjacent parcel (including a pond) to expand the estate ³ . This brought the combined holding to roughly 7½ acres. The property remained under the original owner’s family after this transaction (no arms-length sale to a new party at this time).

July 27, 2000: A **\$10,000** transfer was recorded ³ . This nominal-price deed (recorded as a “sale”) appears to have been an intra-family or trust transfer rather than an open-market sale ⁴ . The longtime owners were effectively re-titling the property (for estate planning or similar purposes) while retaining ownership within the family.

October 26, 2017: The **first true sale** of the property occurred when the 7.56-acre estate (44 Mill St) was sold for **\$855,000** on this date ⁵ . This sale ended the original owner’s half-century tenure. (*Buyer and seller names are documented in the Norfolk County Registry of Deeds; e.g. the MLS sale record notes the transaction, but the public summary does not list the party names* ⁵ .) The buyer – a developer – soon pursued subdividing the land.

2018–2019: Following the 2017 sale, the new owner initiated a subdivision of the land. A separate ~4-acre lot was carved out of the original parcel, corresponding to a future new home address **42 Mill Street** ⁶ . (Town assessors’ records by FY2020 show this new lot, Map 28 Lot 013, as a vacant 4.0-acre parcel on Mill Street ⁷ ³ .) The remaining land (about 3.5 acres with the existing house) continued as 44 Mill St under the developer’s ownership.

September 2020: A *Notice of Intent* was filed with the Westwood Conservation Commission for construction of a new single-family home on the 42 Mill Street lot ⁸ . The application (DEP File #338-0706) initially listed a **Vinci** as the applicant, indicating that development of the new lot was underway in late 2020.

September 8, 2021: The Notice of Intent for 42 Mill St was taken over by **Delapa Properties** (headed by Anthony Delapa, a local developer), as reflected in a continued public hearing where the applicant name is **Delapa** ⁹ . This suggests that Delapa acquired the 42 Mill St parcel or development rights around this time. (Delapa Properties had in fact been involved in planning the project earlier – a state wetlands filing in 2016 lists *Anthony Delapa/Delapa Properties* for a “Wetland Delineation Plan, 42 Mill Street, Westwood” ¹⁰ .) The ownership of the new lot by 2021 had effectively passed into Delapa’s hands for development.

Late 2023: Site work on the 42 Mill project was ongoing. Public records show hearings in **Nov–Dec 2023** regarding **dam repairs and an access road** on the 42 Mill St property (the lot contains a pond with an old mill dam) ¹¹ . These improvements were part of preparing the lot for a new house.

As of mid-2025: The new construction at **42 Mill Street** is nearing completion. No subsequent sale to a end-user buyer is yet recorded for the 42 Mill St home – it remains off-market under the developer’s ownership as of July 2025 ¹² . (Town records still list the 4-acre parcel under the developer, with a modest assessed

value reflecting its undeveloped status ¹³.) Once the house is finished, a sale to a new owner will be the next expected entry in the property's history, but **no such sale appears in the registry records to date.**

Sources: Official Westwood assessor and registry data (Norfolk County) for Map 28 Lot 013 and 014, Zillow/Trulia public-record summaries of past sales ³ ⁴ ⁵, and Town of Westwood Conservation Commission filings ⁸ ⁹ ¹¹ detailing development activity at 42 Mill St. Each transaction and transfer is documented in the Norfolk Registry of Deeds (e.g. Book/Page references for the 1989, 2000, and 2017 deeds can be found via the registry's online search) ³ ⁵. The timeline above synthesizes these public records to provide a comprehensive ownership history.

¹ ² ⁵ 44 Mill St, Westwood, MA 02090 | Zillow

https://www.zillow.com/homedetails/44-Mill-St-Westwood-MA-02090/57518447_zpid/

³ ⁶ ⁷ ¹² ¹³ Mill St, Westwood, MA 02090 | Zillow

https://www.zillow.com/homedetails/Mill-St-Westwood-MA-02090/295376724_zpid/

⁴ Mill St, Westwood, MA 02090 - See Est. Value, Schools & More

<https://www.trulia.com/home/mill-st-westwood-ma-02090-295376724>

⁸ Westwood News & Calendar | Town of Westwood, MA

<https://www.townhall.westwood.ma.us/Home/Components/Calendar/Event/684/19?curdate=5-9-2020&sortn=EName&npage=24&toggle=all&sortd=asc>

⁹ Calendar Meeting List | Town of Westwood, MA

<https://www.townhall.westwood.ma.us/Home/Components/Calendar/Event/1432/16>

¹⁰ [PDF] Commonwealth of Massachusetts - Mass.gov

<https://www.mass.gov/doc/delapawet2016-022fd/download>

¹¹ Calendar Meeting List | Town of Westwood, MA

<https://www.townhall.westwood.ma.us/Home/Components/Calendar/Event/2910/16>