



# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3633

Fax: (860) 870-3589

OFFICE OF THE  
BUILDING DEPARTMENT

## Sec. 3-3. - Demolition delay.

- a) *Findings.* There are located in Vernon buildings of architectural and historic importance that are invaluable assets of the community and are irreplaceable. Historic buildings may be subject to demolition due to their age and condition. An owner of a historically significant building may not realize the significance of the building, the feasibility of rehabilitation, the potential for adaptive reuse or its marketability for sale to a party interested in obtaining an historic building. A temporary delay of demolition of an historic building accompanied by public notification of the pending demolition can prevent an irremediable error from occurring and be an important step in preserving the historically significant architecture of the community.
- b) *Application to be filed; required information.* Each person filing an application for a permit to demolish a building in the Town of Vernon that is more than fifty (50) years old shall file with the town's building official, on forms provided by the building official, the following: (1) Any information required by the building official; (2) The address of the building to be demolished; (3) The name and address of the building's owner; (4) The date on which demolition is desired to begin; and (5) The approximate age and type of building to be demolished. The application shall include a copy of the current assessor's street card.
- c) *Notice.* Upon receipt of an application, the building official shall publish a copy of the notice in a newspaper having a substantial circulation in the town. Such notice shall be published not later than fifteen (15) days after its receipt by the building official. The building official shall mail such notice, not later than the date of its publication, to the local historic properties commission, the municipal historian, and to any person or organization requesting such notification by a written document delivered to the building official. Each such request for notification shall be renewed annually in writing.
- d) *Purpose of notice; delay authorized.* The purpose of the notice of demolition is to provide public awareness of the intent to demolish a building more than fifty (50) years old so that proper consideration may be given to its historical, architectural and/or cultural significance to the town. If the building official has received no written objection to the application within fifteen (15) days after such notice is published, he/she may issue a demolition permit. If the building official receives a written objection to the issuance of a permit, he/she shall delay the issuance of a permit for up to ninety (90) days following the date on which he/she received the application and notice.
- e) *Waiver by building official.* If the building official, in consultation with the historic properties commission and/or the municipal historian, makes a written finding that the building which is proposed to be demolished is not of an age, style, location and/or cultural significance to the town, he/she may waive the provision of this section requiring notice of the provision requiring delay in the issuance of a demolition permit.
- f) *Appeals.* Any person aggrieved by the action of the building official in waiving such provisions or delaying the demolition may appeal to the building code board of appeals. Upon receipt of a written request for appeal, the building official shall request the chair of the building code board of appeals to conduct a public hearing within five (5) days, excluding Saturdays, Sundays and legal holidays, after the date of receipt of the appeal. The board shall upon majority vote affirm, modify or reverse the decision of the building official in a written decision. The board shall file its decision with the building official not later than five (5) days, exclusive of Saturdays, Sundays and legal holidays, following the day of the hearing. A copy of the decision shall be mailed to the party making the appeal.

(Ord. No. 198, §§ 1—6, 7-23-92)