

**[HISTORY: Adopted by the Board of Selectmen of the Town of Guilford 8-1-2005. Amendments noted where applicable.]**

## **GENERAL REFERENCES**

Building construction — See Ch. [148](#).

Unsafe buildings — See Ch. [154](#).

Historic District — See Ch. [187](#).

## **Article I. Delay for Significant Buildings**

**[Adopted 8-1-2005]**

### **§ 160-1. Purpose; findings.**

**A.** This article is enacted to preserve and protect significant buildings that contribute to the cultural, economic and social history of the Town of Guilford, and to limit the detrimental effect of demolition of these buildings on the Town's historical environment. Through this article, owners of significant buildings are encouraged to seek alternative options that will preserve, rehabilitate or restore such buildings and residents of the Town are alerted to impending demolition of significant buildings.

**B.** Preservation and protection of significant buildings, streetscapes and neighborhoods benefit the public by promoting maintenance of the character of the Town, making it an attractive and desirable place in which to live and work.

### **§ 160-2. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

#### **DEMOLISH**

With respect to the demolition of significant buildings, shall include the dismantling of the original documented structure.

#### **SIGNIFICANT BUILDING**

Any building listed in the 1981 State of Connecticut Historic Resources Inventory for the Town of Guilford, as the same may be amended from time to time.

### **§ 160-3. Permit required; notice; waiting period.**

**A.** No person, firm, corporation or other entity, including the Town of Guilford, shall demolish any building, structure or part thereof, without first obtaining a permit from the Building Department. No such permit shall be issued unless the applicant complies with state statutes, the State Building Code and Town ordinances pertaining to demolition of buildings.

**B.** If the permit for demolition involves the demolition of a significant building or any part thereof exceeding 500 square feet in area, then the applicant shall undertake the following additional requirements prior to issuance of a demolition permit:

**(1)** The applicant shall publish a legal notice of the demolition permit application in a weekly newspaper with substantial circulation in the Town, within 10 days following the filing of the demolition permit application. The notice shall include the following:

**(a)** The date of filing the application.

**(b)** The name, if any, and the address of the building or structure to be demolished.

**(c)** The age of the building or structure.

**(d)** The name and address of the owner of the property.

**(e)** The name of the architect, if available.

**(f)** A brief description of the scope of the proposed demolition.**(2)** Within seven days following the filing of the demolition permit application, the applicant shall provide a copy of the legal notice required under Subsection **B(1)** by certified mail to the Guilford Historic District Commission, the Guilford Preservation Alliance, and the Town Historian, and any individuals or organizations who have registered with the Zoning Enforcement Officer and requested to be notified of demolition permit applications. Any person or organization other than the Guilford Historic District Commission, Guilford Preservation Alliance and Town Historian who desires to receive notice of demolition permits shall register with the Zoning Enforcement Officer. Such registration shall expire unless renewed annually thereafter between January 1 and January 10 following the initial registration.

**(3)** Within 10 days following the filing of the application for a demolition permit, the applicant shall provide, by first class mail, a copy of the legal notice required under Subsection **B(1)** above to the owners of all properties adjacent to the property of the building(s) to be demolished.

**(4)** The applicant shall submit proof of compliance with Subsection **B(2)** to the Zoning Enforcement Officer within 10 days following filing of the application for the demotion permit.

**C.** For buildings, structures or exterior parts of the original documented structure described in Subsection **B** above, there will be a waiting period of 90 days following filing of the application for demolition permit. During this time, persons or organizations may submit written objection to the demolition to the Zoning Enforcement Officer and have the opportunity to discuss with the owner reasonable alternatives to demolition. At the end of the ninety-day waiting period, the Building Official shall issue the permit and the applicant may proceed with demolition. If the Zoning Enforcement Officer receives no written opposition to the issuing of the demolition permit within 30 days of publication of the legal notice, the balance of the waiting period may be waived, and the permit may be issued.

**§ 160-4. Term of permit.**

Demolition permits may be valid for six months from date of issuance.

**§ 160-5. Permit fee.**

The applicant shall pay a fee of \$50 for said demolition permit.

**§ 160-6. Applicability.**

The provisions of this article shall not apply to any demolition ordered by a state or local official having authority because of a threat to public health or safety or an imminent emergency.