

- 9.6 **Demolition:** If a building or structure that was built prior to 1945 is to be demolished, no demolition shall occur for ninety (90) days after the legal notice of demolition.

(Entire Section 7.8 revised/amended 1/1/2012)

9.6.1 Said notice shall be in the form of a sign conforming to the following:

- (a) Facing the road frontage of the property in a location or locations approved by the Land Use Staff. In the event a property fronts on more than one road, a sign shall be required at each frontage in a location approved by the Land Use Staff.
- (b) Clearly legible from the road.
- (c) Produced of weather resistant material.
- (d) Professionally letter or manufactured lettering with a minimum letter size of two inches (2").
- (e) Maximum size of twenty square feet (20 sq. ft.)
- (f) The notice shall contain the following text, and the applicant shall fill in the date of demolition:

"This structure shall be demolished 90 days after _____. For information, call (860) 669-6133."

- (1) Evidence of the notice's posting shall be provided by the applicant, in the form of photographs, to the Land Use office.
- (2) Failure to post the required notice or failure to provide the required evidence shall result in the permit being denied.
- (3) If the required notice is removed from the site, either by natural or human forces beyond the control of the applicant, a new notice shall be posted within twenty-four hours of the removal of the original notice.

9.6.2 A waiver of the ninety (90) day period may be issued by the Commission if circumstances demonstrated to the Commission upon written request warrant such a waiver.

9.6.3 Nothing herein contained shall prevent the immediate demolition of any structure upon the order of the Town Building Official whenever, in his judgment, there exists a risk to public safety.

- 9.6.4 A resident of the town of Clinton may file a letter of protest of the demolition of a building or structure with the Commission. The protest shall be heard at the next Regular Monthly Meeting of the Commission.
- 9.6.5 A resident of the town of Clinton may file a petition with the Commission containing twenty (20) signatures of property owners within five hundred feet (500') of the subject property, or in the event that there are less than twenty (20) property owners within five hundred feet (500') of the subject property, the signatures of a majority of the property owners within five hundred feet (500') of the subject property. The Commission shall hold a public hearing within thirty days of the receipt of said petition.
- (a) The owner of the structure to be demolished shall grant access to Town representatives to the property and structure to evaluate the structure's condition and significance. Said evaluations may include, but not be limited to:
- (1) Architectural design
 - (2) Construction technique, framing method, framing materials
 - (3) Foundation and chimney materials
 - (4) Nature and era of former alterations
 - (5) Consideration of relationship if adjacent to structures of historical significance
- (b) The owner/applicant for the structure to be demolished shall provide building plans for the proposed replacement structure, if any, at least seven days prior to the public hearing. In addition, the owner/applicant shall state if the structure to be demolished is located within the Historic District or is a contributing structure on the National Registry of Historic Places.
- 9.6.6 After the close of the public hearing or discussion of a letter of protest, the Commission shall determine if the demolition of the building or structure is in the best interest of the town of Clinton. The following criteria shall be considered by the Commission:
- (a) The demolition of the building or structure shall not change the characteristics and harmony of the neighborhood.
 - (b) The building or structure to be demolished shall not be of distinctive architecture or of a significant historical nature.
 - (c) The report of the Town's representative that inspected the subject structure.