

200. AN AMENDMENT TO ORDINANCE 200 “AN ORDINANCE FOR CITY OF GROTON BUILDING DEMOLITION AND PRESERVATION” (INITIALLY APPROVED JUNE 3, 2013; FINALLY APPROVED JULY 1, 2013) (AS AMENDED, INITIALLY APPROVED OCTOBER 17, 2016; FINALLY APPROVED NOVEMBER 21, 2016)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GROTON:

WHEREAS, This Ordinance is adopted under authority of C.G.S. § 29-406(b)

A. Its purpose is to establish a waiting period before a demolition permit may be granted for commercial and industrial structures of the size hereinafter described. This ordinance is not intended for a demolition permit that is incorporated as part of a building permit as determined by the building official. The Ordinance is intended to promote and protect the public safety and health and environmental and general welfare of the City of Groton, its residents and taxpayers: (1 by providing a period of time for all interested parties to consider alternatives to demolition and to examine the impact of demolition on the environment and to ensure that the property can be redeveloped in the future.

B. No permit for the demolition of any commercial or industrial building or structure which totals 5000 square feet or more, or of any part of such a building or structure, shall be issued until the following requirements are satisfied:

(1) The filing of an application for a demolition permit with the Building Official upon a form provided by the Building Official, which form shall contain, in addition to such other information as may be required, the name and address of the owner of and the address of the building/structure to be demolished. The application for demolition permit shall include a narrative statement of all appropriate alternatives to demolition considered by the applicant.

- (2) The demolition plan shall include
- a) the plan for the removal of asbestos, lead paint, heavy metals as submitted to and approved by appropriate state agencies.
 - b) a plan for handling fugitive dust and air emissions, worker safety requirements, treated wood and chemical products, mercury, PCBs, used electronics and batteries, heating, ventilation and air conditioning (HVAC) units (CFCs and HCFCs), underground fuel storage tanks, contaminated equipment, or structures.
 - c) a Phase I site investigation and a Phase II site investigation (if required by the Phase I site investigation) prepared by a licensed environmental professional as submitted to and approved by the appropriate state and/or local agency. A waiver for the Phase I site investigation may be

granted if evidence is submitted of ongoing environmental monitoring for soil contamination.

- d) a detailed written recycling plan for demolition debris (including for example, wood, steel, wallboard, concrete, brick, etc.), the identification of the disposal site(s) for any materials not reused, and post-demolition soil stability as called out in the demolition specifications.

Items requiring third party review (including structural engineering, wetland impact, etc) will be referred to a qualified party, by the City, within 10 days of the item. The cost of outside review shall be borne by applicant, and shall be paid before the consultant is engaged. If the permit application is defective or incomplete, the building official will notify the applicant as soon as is practicable.

(3) Notification by mail, by the applicant, within seven days following the filing of the demolition permit application, of the owners of all property adjoining the property on which the building/structure to be demolished is located. The identity of the owners entitled to notification under this provision shall be those adjoining property owners as shown on the then current Town of Groton Assessor's Map.

(4) The completion of a waiting period not to exceed 30 days following the filing of the application for the demolition permit No waiting period shall be required if the Building Official determines that the condition of the structure is such that the delay of its demolition would pose significant risks to public safety.

C. This Ordinance shall apply to any demolition permit application filed after its effective date and to any demolition permit application pending as of its effective date, provided that as to any pending application, the waiting period shall be reduced by the number of days that the application was pending as of the effective date of this Ordinance.

D. The requirements, powers, and procedures under this Ordinance are in addition to the requirements, powers, and procedures of and the authority granted the City of Groton and the City of Groton Building Official by the statutes and regulations of the State of Connecticut, including without limitation the requirements, procedures, powers and authority prescribed by Connecticut General Statutes sections 29-401 through 29-415, inclusive, and by the Charter and Ordinances of the City of Groton.

WHEREAS, upon passage, this resolution will rescind R-16-10-96

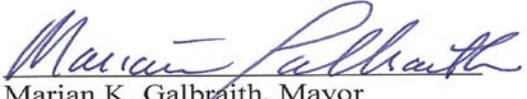
WHEREAS, this Ordinance shall be effective upon passage;

WHEREAS, this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on October 20, 2016 and October 21, 2016;

THEREFORE, BE IT RESOLVED that the Mayor and Council Finally approve an Amendment to Ordinance 200 “An Ordinance for the City of Groton Building Demolition and Preservation.”

Initially Approved: June 3, 2013
Finally Approved: July 1, 2013

As Amended:
Initially Approved: October 17, 2016
Finally Approved: November 21, 2016


Marian K. Galbraith, Mayor


Debra Patrick, City Clerk