

**DEMOLITION
PERMIT APPLICATION
REQUIREMENTS**

1. If in Ridgefield Historical District, Certificate of Appropriateness letter. Y___N___
2. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to the Ridgefield Historic District Commission. Y___N___
* Include a copy of mailed letter and a copy of the postal receipt with this application.
3. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to the Ridgefield Historical Society. Y___N___
* Include a copy of mailed letter and a copy of the postal receipt with this application.
4. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to the Ridgefield Architectural Advisory Committee/Village District Consultant
* Include a copy of mailed letter and a copy of the postal receipt with this application.
5. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to the Ridgefield Town Clerk Y___N___
* Include a copy of mailed letter and a copy of the postal receipt with this application.
6. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to The First Selectman Y___N___
* Include a copy of mailed letter and a copy of the postal receipt with this application
7. Notice of Intent to Demolish A Structure Letter Mailed Registered or Certified to any Tax Payer who has registered with the Town Building Official to receive notices filed pursuant to this ordinance. Y___N___
* Include a copies of mailed letters and a copies of the postal receipt with this application
8. An email containing photos of the structure proposed for demolition shall be sent to the following email addresses and certified mailing of Notices of Intent to Demolish congruently Y___N___

Dan O'Brien; HDC
dobrien@whitney.com

Rudy Marconi, First Selectman
torfirstselectperson@ridgefieldct.gov

John Kinnear, AAC/VDC Chair
john@johnkinneararchitects.com

Phil Esser, Chair HPC at the Ridgefield Historical Society
preservation@ridgefieldhistoricalsociety.org

Building Administration
building@Ridgefieldct.gov

DEMOLITION PERMIT APPLICATION REQUIREMENTS cont'd

9. **Adjoining Property Owner Notice of Intent To Demolish A Structure letter** Y___N___
(Sec.29-407) mailed to adjoining property owners (same as above). (copy as needed for)
* Include a copies of mailed letters and a copies of the postal receipt with this application
10. A letter from a certified contractor/consultant of the presence or lack there of Asbestos Y___N___
11. If Asbestos present, copy of Notification to State of CT. D.P.H. (see attached form). Y___N___
12. Contractors Certificate of Workman's Compensation Insurance. Y___N___
13. Liability Insurance Certificate from Contractor or Owner (Sec. 29-406) Y___N___
- (Specific to Demolition – Bodily injury of at least \$100,000 Dollars per person with an aggregate of at least \$300,000 Dollars and for property damage of at least \$50,000 Dollars per accident with an aggregate of at least \$100,000 Dollars; each such certificate shall provide that the Town or City and its agents shall be saved harmless from any claim or claims arising out of negligence of the applicant or agents or employees in the course of the demolition operation.
14. Copy of Contractors Connecticut Demolition Certificate. Y___N___
15. Copies of disconnect letters from Public Utilities (Electric, Cable, Gas, phone, sewer, water, or others. If property is on Sewer, see attached Disconnect Form). Y___N___
16. Letter from owner certifying disconnect of Private Utilities (septic, well, or that no private utilities serve structure). Y___N___
17. Letter from Carting Company where debris removal will be hauled to. Y___N___
18. Hold Harmless Affidavit (Signed and Notorized by Owner or Demo Cetificate Holder) Y___N___
19. Copy of attached demolition ordinance, read and each page initialed. Y___N___

** All Requirements shall be provided and attached to application or application will be rejected.*



TOWN OF RIDGEFIELD
Building Department

Letter of Notice to Demolish a Structure
(Pursuant Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Ridgefield Historic District Commission
400 Main Street
Ridgefield, CT 06877

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

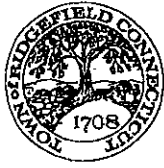
Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD
Building Department

Letter of Notice to Demolish a Structure
(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Ridgefield Historical Society
4 Sunset Lane
Ridgefield, CT 06877

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD

Building Department

Letter of Notice to Demolish a Structure
(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Ridgefield Architectural Advisory/Village District
C/O John Kinnear – Chairman
90 Cains Hill Rd.
Ridgefield, CT 06877

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD
Building Department

Letter of Notice to Demolish a Structure

(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Ridgefield Town Clerk
400 Main Street
Ridgefield, CT 06877

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD

Building Department

Letter of Notice to Demolish a Structure
(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Ridgefield First Selectman
400 Main Street
Ridgefield, CT 06877

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD

Building Department

Letter of Notice to Demolish a Structure
(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

SEND TO: Registered Tax Payer with this Office

Name:

Address:

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



TOWN OF RIDGEFIELD
Building Department

Letter of Notice to Demolish a Structure

(Pursuant to Sec. 29-407 State Demolition Code)

SEND TO: Adjoining Property Owner

Adjoining Property Owner's last address recorded by Tax Assessor

Name: _____

Address: _____

Address to be Demolished: _____

Existing Use of the Property _____

Size and Age of the Building or Structure to Demolished _____

Owner of Property _____

Address: _____
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished _____

Owner's Signature _____

Sent Registered or Certified Mail



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH
DEMOLITION NOTIFICATION FORM

STATE USE ONLY

Postmark Date	_____
Check#	_____
Trans. No	_____
Amount Paid	_____
Record No.	_____

This form is to be completed and postmarked or hand delivered to the Connecticut Department of Public Health (DPH) at least ten days prior to the start of demolition as required by the Regulations of CT State Agencies (RCSA), Section 19a-332a-3. Each demolition notification must be accompanied by a fee of fifty (\$50) dollars, payable by check or money order to "Treasurer, State of CT". For facilities that are regulated by the US EPA under the authority of the federal asbestos National Emissions Standard for Hazardous Air Pollutants (NESHAP), please review the guidance document issued by EPA Region 1, regarding emergency renovations and demolitions. Additional instructions are found on the back page of this form.

1. NOTIFICATION TYPE

NEW EMERGENCY REVISED ITEMS REVISED: _____

2. FACILITY OWNER:

NAME: _____ PHONE NO.: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

3. LOCATION OF FACILITY TO BE DEMOLISHED:

NAME: _____
 ADDRESS: _____
 CITY: _____ CT ZIP: _____ PHONE/CONTACT: _____

4. INSPECTION INFORMATION:

HAS AN ASBESTOS INSPECTION BEEN CONDUCTED? YES NO DATE OF INSPECTION: _____

INSPECTOR NAME: _____ LICENSE #: _____
 ADDRESS: _____ CITY: _____ STATE: _____
 ZIP: _____ PHONE NO.: _____

5(A.) DEMOLITION START DATE: _____

REVISED START

5(B.) COMPLETION DATE _____

REVISED END

6. USE OF FACILITY:

A. SCHOOL (K-12) B. PUBLIC BUILDING C. MANUFACTURING D. OFFICE E. COLLEGE
 F. COMMERCIAL G. RELIGIOUS INSTITUTION H. RESIDENTIAL # OF DWELLINGS _____
 I. OTHER (I. SPECIFY) _____



Phone: (860) 509-7367/ Fax (860) 509-7378
 Telephone Device for the Deaf: (860) 509-7191
 410 Capitol Avenue, MS# 12AIR
 P.O. Box 340308
 Hartford, CT 06134-0308
 Affirmative Action / An Equal Opportunity Employer



7. BUILDING DATA: Size (SQ.FT.) # OF FLOORS: AGE: YEARS

8. DEMOLITION CONTRACTOR:

NAME: DEMO LICENSE#
ADDRESS:
CITY: CONTACT
PHONE NO.: STATE: ZIP:

9. DEMOLITION DISPOSAL FACILITY:

NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE NO.:

10. DEMOLITION WASTE HAULER:

NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE NO.:

ADDITIONAL SITES, HAULERS, CONTRACTORS

11. PERSON COMPLETING THIS FORM:

NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE NO.:

SIGNATURE

DATE:

RESET FORM

PRINT

SAVE AS

(Inspection information applicable to facilities subject to the asbestos NESHAP, 40 C.F.R., Part 61)

In accordance with Section 61.145 of the U.S. Environmental Protection Agency's National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulation, the owner or operator of a facility* (see definition) shall, prior to the commencement of renovation or demolition, inspect the affected portions of the facility for asbestos, including Category I and Category II non-friable asbestos. A notification is required for all demolitions of a "facility".

The submission of the "Notification of Demolition" form is not required, provided that an "Asbestos Abatement Notification" form was submitted to the Department of Public Health involving abatement related to the demolition of the facility and the notification denotes "demolition". In that case, the "Asbestos Abatement Notification" form submitted to the Department of Public Health satisfies the notification requirement for demolition of the facility. In all cases of demolition, one and only one form (Notification of Demolition form or Asbestos Abatement Notification form, as applicable) shall be sufficient to satisfy the Department of Public Health notification requirements detailed in Section 19a-332a-3 of the RCSA.

Removal of Service Building Demolition or Construction



As the owner of this property, I am requesting the removal of the existing Eversource electric service and meter(s) to allow for the demolition or construction of the building in accordance with all applicable Massachusetts General Statutes. I certify that the building is vacant. I also understand any subsequent request for new electric service at this location must comply with requirements, including provision of satisfactory easements before the Company proceeds with the work to set up the new service.

I CERTIFY THE BUILDING IS VACANT AND SERVICE CAN BE REMOVED AS OF (enter date of vacancy here mm/dd/yyyy):		WORK REQUEST NUMBER	
STREET ADDRESS WHERE ELECTRIC SERVICE IS TO BE REMOVED		NEAREST CROSS STREET	
TOWN	STATE MA	ZIP CODE	SERVICE POLE NUMBER

ACCOUNT NUMBER(S)	
METER NUMBER(S)	METER LOCATION <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE
THE REASON FOR THIS REQUEST <input type="checkbox"/> DEMOLITION <input type="checkbox"/> CONSTRUCTION	SPECIAL INSTRUCTIONS

TYPE OF SERVICE <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OVERHEAD <input type="checkbox"/> UNDERGROUND		
REMOVAL OF STREET, FLOOD, AREA LIGHTING / UNMETERED EQUIPMENT REQUIRED? <input checked="" type="radio"/> YES <input type="radio"/> NO IF YES, TYPE OF EQUIPMENT _____ ACCOUNT NUMBER _____		
PROPERTY OWNER NAME	PRINT NAME	APPLY SIGNATURE
MAILING ADDRESS		
TOWN	STATE	ZIP CODE
TELEPHONE NUMBER OF PROPERTY OWNER ()	FAX NUMBER ()	EMAIL NOTIFICATION ADDRESS
ADDITIONAL EMAIL NOTIFICATION ADDRESSES (ADD UP TO TWO)		
NOTARY PUBLIC		DATE NOTARIZED

Notary not required for single family owner occupied dwelling.

The parties agree that this Agreement and/or any documents to be delivered pursuant to this Agreement and any notices hereunder may be transmitted between them by email. Delivery of an executed signature page of this Agreement in Portable Document Format (PDF) shall be effective as delivery of a manually executed original of this Agreement. The original documents shall be promptly delivered, if requested.

- EVERSOURCE INTERNAL USE ONLY -		
Date service removed: _____		
This confirms the removal of Eversource electric service for the address indicated above.		
PRINT NAME OF EVERSOURCE REPRESENTATIVE	SIGNATURE OF EVERSOURCE REPRESENTATIVE	DATE

To avoid delays, please complete all information on the form and email the completed form to:

CONTACT US:
Electric Service Support Center
phone: 800-880-2433
email: wmassnewservice@eversource.com

MAIL TO:
Electric Service Support Center
Eversource
P.O. Box 2985
Hartford, CT 06104-2985

FOR GAS

Removal of Eversource Service for Building Demolition

As owner of this property, I am requesting the removal of the existing Eversource service and meter(s) to allow for the demolition of the building in accordance with all applicable Connecticut General Statutes. I hereby certify the building is vacant.

Street Address Where Gas Service is to be Removed		Nearest Cross Street	
City/Town		State	Zip Code
Account Number			
Meter Number(s)			
Comments			
Property Owner's Name (please print)		Property Owner's Signature	
Mailing Address	Phone Number ()	Fax Number ()	
City/Town	State	Zip Code	
Name of Demolition Company:			
Contact Person:		Contact Phone Number: ()	
NOTARY PUBLIC:			
Notary Public		Date Notarized	
--INTERNAL USE ONLY--			
Date faxed to AWC: _____ (MM-DD-YY)		Date service removed: _____ (MM-DD-YY)	
Eversource Representative's Name	Eversource Representative's Signature	Date	

IMPORTANT: To avoid delays, complete all information and mail original form back to one of the addresses below. No faxes and/or photocopies will be accepted. If you have any questions, please call the Eversource Customer Service Center at 1-800-988-9900.

MAILING ADDRESSES:

Regular Mail:

Customer Billing Services
Eversource
1985 Blue Hills Ave. Extension
Windsor, CT 06095

Overnight Express:

Customer Billing Services
Eversource
1985 Blue Hills Ave. Extension
Windsor, CT 06095



**Water Pollution Control Authority
Town of Ridgefield
Town Hall Annex
66 Prospect Street
Ridgefield, CT 06877**

**Inspection of Sewer Lateral Disconnect contact
Engineering Department.**

All proposed teardown construction projects shall require replacement of the sanitary sewer lateral between the new foundation wall and the point of connection at the sewer main. The current property owner is responsible for any condition tests (e.g., televising the line) to prove to the WPCA/Engineering as to the integrity of the line. The WPCA/Engineering may approve the retention of the current lateral.

Please call (203) 431-2752 for an appointment.

**The property stated below has been inspected and
disconnection and cap verified:**

Property: _____

Date: _____

Comments:

Engineering Department



TOWN OF RIDGEFIELD

Building Department

HOLD HARMLESS AFFIDAVIT

TO: Town of Ridgefield/ Ridgefield Building Department

Property location to be demolished:

Description of Demolition:

In accordance with Connecticut General Statute sec. 29-406, I/we _____

hereby agree to save harmless the Town of Ridgefield and its agents from any claim or claims arising out of negligence of the applicant or its agents or employees in the course of the demolition operations associated with the demolition operations at the above mentioned property to be demolished.

Please check appropriate box and complete, Signatures must be Notarized:

I/ We are licensed holders per Connecticut General Statute 29-402 (b) from the Department of Administrative Services.

Signature of License Holder: _____

Date:

Print Name of Licensed Holder: _____

Note: License holders are required to submit proof of license and insurance requirements per sec. 29-406

I/We are the Owners of the property and per Connecticut General Statute 29-402(c) sub sec (4) and wish to demolish our single family residence not more than 35 feet in height and will be held personally liable for damage to individuals, public and private property caused by such demolition. With the understanding that such demolition shall be only permitted when such buildings have clearance greater than or equal to the height of such structure to demolition.

Signature of Owner: _____

Date:

Note: Owners are required to submit proof of insurance requirements per sec. 29-406

CHAPTER 136. – BUILDINGS, DEMOLITION OF

The purpose of this ordinance is to authorize the Town of Ridgefield, as allowed by C.G.S. § 29-406(b), to impose a waiting period of not more than 90 days before granting a demolition permit for certain structures of architectural, historical, or cultural importance. The objective of this ordinance is to promote the cultural, economic, educational aspects and general welfare of the Town of Ridgefield by establishing a process whereby the owners of buildings with significant historical, architectural or cultural characteristics will be informed of the benefits of historic preservation, rehabilitation and reuse of such buildings and structures. The waiting period will provide time for all interested parties to consider and put forth alternatives to demolition.

Sec. 136-1. – DEFINITIONS.

For the purposes of this chapter, the following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant: Any person or entity who files an application with the Town of Ridgefield for a demolition permit.

Building means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Demolition means any wrecking activity directed to the disassembling, dismantling, dismembering of any structure or building.

Structure means an assembly of materials above or below groundlevel forming a construction for occupancy or other use.

Sec. 136-2. – PERMIT REQUIRED; REQUISITES FOR ISSUANCE.

- A. Except as specifically exempted under the Connecticut State Building Code, including Section 105.2 thereof, permits are required pursuant to Chapter 541, part IV of the Connecticut General Statute Demolition Code which provides that:
1. No person, firm, corporation or other entity shall demolish any building, structure or part thereof without first obtaining a permit from the Building Department.
- B. The permit application shall include the following:
1. The common name, if any, and actual street address of the building or structure to be demolished.
 2. Tax Assessor's map and lot identification.
 3. The name, address and telephone number of the owner of the building or structure to be demolished.
 4. If the property is located within the Ridgefield Historic Districts, an issued Certificate of Appropriateness from the Ridgefield Historic District Commission.
 5. Inspection report indicating the presence of or absence of Asbestos.
 6. A copy of the Notification to the State of Connecticut Department of Public Health if Asbestos is found present.
 7. The applicant shall also provide documentation that it is in compliance with Connecticut General Statute Chapter 541, section 29-402, License for Demolition Business; Fees; Refusal or Revocation Exemptions, and 29-406, Permit for Demolition of Particular Structure. Exemption. Waiting period.

8. As required by Chapter 541 of the Connecticut General Statutes 29-407 Notices(s) of Intent to Demolish A Structure letter to the adjoining property Owners. A copy of the letter and postal receipt to be presented with application.
 9. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to the RidgefieldHistoric District Commission. A copy of the letter and postal receipt to be presented with application.
 10. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to the Ridgefield Historical Society. A copy of the letter and postal receipt to be presented with application.
 11. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to the RidgefieldArchitectural Advisory Committee/Village District Consultant. A copy of the letter and postal receipt to be presented with application.
 12. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to the Town Clerk and posted in the Town Clerk's office. A copy of the letter and postal receipt to be presented with application.
 13. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to the First Selectman. A copy of the letter and postal receipt to be presented with the application.
 14. Notice of Intent to Demolish A Structure letter mailed Registered or Certified to any Ridgefield Taxpayer who has registered with the Town Building Official to receive notices filed pursuant to this ordinance. A copy of the letter and postal receipt to be presented with application.
- C. If the applicant is not the Owner of the premises upon which the building or structure is situated, the Owner must sign an authorization letter authorizing an applicant to proceed with the work on their behalf. If said applicant is not the demolition license certificate holder, then an additional letter of authorization shall be required for said individual.
- D. No permit shall be issued until:
1. All the requirements set forth in Sec. 136-2 and 136-3 have been satisfied;
 2. Verification and approval of an Inland Wetlands Review; and
 3. Department of Public Works/Highway approval.

Sec. 136-3. – NOTICE REQUIREMENTS.

- A. As required by Sec. 136-2. A., the applicant desiring to perform such demolition shall provide a Notice of Intent to Demolish A Structure, via Registered or Certified mail to the following recipients:
1. All adjoining owners of property;
 2. The Ridgefield Historic District Commission;
 3. The Ridgefield Historical Society;
 4. Architectural Advisory Committee/Village District Consultant;
 5. Town Clerk; and
 6. First Selectman.
- The Registered or Certified mail receipts shall be submitted to the Building Department at the time of the application.
- B. The Notice of Intent to Demolish A Structure letter shall contain at least the following information:
1. Name and address of property owner;
 2. Property address to be demolished;
 3. Size and age of the building or structure to be demolished;
 4. Existing use of the property;
 5. Property Assessor's tax number; and

6. Owner's signature.
- C. Publication requirement: Applicant shall publish a "Notice of Intent to Demolish" in a newspaper and an internet published newsletter having substantial circulation in the Town. Such notice shall include the information required in 136-3 (B) and shall state that an application for a permit to demolish has been filed in the Office of the town Building Official, the date of the filing and that such application is currently pending and available for public inspection. The notice shall be published within ten days following the filing of the demolition permit application
- D. Posting requirement: Within seven days following the filing of the demolition permit application, Applicant shall post in a conspicuous location on the property of which the building or structure is situated a sign at least 24 inches by 36 inches in size, visible from the nearest public or private street. Such sign shall include a copy of the notice of intent to demolish and shall contain the word "DEMOLITION" in capital letters in no less than two inches in height. If there is more than one building or structure proposed for demolition, one sign shall be posted with respect to each building or structure. All signs required hereunder shall remain posted on the property for 30 days. If the permit is issued, the sign shall remain posted on the property until the completion of all demolition activities authorized by the permit.

Sec. 136-4. – DELAY OF ISSUANCE OF BUILDING DEMOLITION PERMIT.

- A. With respect to any application to demolish any building, structure or part thereof that is at least 50 years old or older, or is otherwise historically, architectural or culturally significant, if a written objection to the issuance of the demolition permit together with the written support for such objection from either the Ridgefield Historic District Commission or the Ridgefield Historical Society is filed with the Building Department via Registered or Certified mail by any concerned citizen, individual, firm, corporation, organization or other entity within thirty (30) days following the date of public notice in the newspaper, the chief Building Official, or his designee, shall delay the issuance of the permit for a period of ninety (90) days from the date of the published public notice. If no objection to the demolition of the subject building, structure or part thereof is filed within thirty (30) days of the date of the public notice in the newspaper with the Building Department, the chief Building Official may issue the permit forthwith.
- B. The 90-day delay period is intended to provide an objecting party a reasonable period of time to further investigate the historical background and preservation benefit of the structure and to communicate with the property owner possible alternatives to the demolition of the structure. Written objections shall be based solely upon whether the proposed building or structure to be demolished meets the criteria of age and/or is historically, architectural or culturally significant to the Town of Ridgefield and such written objections from an objecting party must be accompanied by the written concurrence to the objection by either the Ridgefield Historic District Commission, the Ridgefield Historical Society.
- C. Notwithstanding the foregoing provisions, within 30 days following the publication of the legal notice, the Building Official may, with the written approval of the Ridgefield Historic District Commission and the Ridgefield Historical Society, make a written finding that the building or structure which is proposed to be demolished is not of an age, style, location, condition or character that is of historical, architectural or cultural significance to the Town of Ridgefield. Upon such finding, the Building Official may waive the provision of this ordinance requiring delay in the issuance of the demolition permit.
- D. Notwithstanding the foregoing provisions of this chapter, the issuance of a demolition permit shall not be delayed more than ninety (90) days from the date an initial objection is filed to the issuance of a permit under subsection A above.

- E. Notwithstanding the foregoing provisions, after 40 days following the publication of the legal notice, the applicant may request in writing that the Building Official confer with the objecting party to determine whether the 90-day delay period may be terminated at an earlier date. Such applicant request for early termination of the 90-day delay period shall state the reasons for such request.
- F. During the waiting period referred to in this Section, the applicant shall take no action toward demolition of the building, structure or part thereof, including, but not limited to, site remediation and asbestos abatement. Throughout the demolition delay period imposed under this ordinance, the owner of record shall be required to secure and maintain the building or structure in a manner that minimizes the risk of water penetration, vandalism, fire or other significant damage. Partial demolition including the removal of windows, doors, roofing or any other building material is expressly prohibited during the demolition delay period. The provisions of this subsection shall not apply in the event that the Chief Building Official determines that compliance with the subsection would result in a danger to public health.
- G. Notwithstanding the provisions of this Sec. 136-4, if a building or structure is subject to oversight by the Ridgefield Historic District Commission under the authority granted by Connecticut Statute Sec. 7-147 and Town Ordinance Chapter 208, the requirements of those sections, including receipt of a Certificate of Appropriateness approving the demolition of such building or structure from the Ridgefield Historic District Commission, must be met before the Building Official may issue a demolition permit and the Building Official may not waive any provisions of this ordinance.

Sec. 136-5. – VIOLATIONS AND PENALTIES.

- A. The Building Official is authorized to institute any and all actions or proceedings, in law or in equity, as he/she may deem necessary and appropriate to obtain compliance with the requirements of this chapter or to prevent a threatened violation thereof.
- B. During the application processing period and during the demolition delay period, if applicable, the owner shall take reasonable steps to protect the building or structure to prevent deterioration.
- C. Any person failing to abide by the provision of this chapter or Connecticut General Statutes Sections 29-401 through 29-415 shall be fined the maximum amount allowed or imprisoned not more than one (1) year or both pursuant to Connecticut General Statutes Section 29-414. In addition to such penalties and remedies provided by such law, any person violating Sec. 136-4.F. of this ordinance, with respect to the demolition or partial demolition of a structure which is subject to a continuing demolition delay waiting period will be denied the issuance of any land use permits including but not limited to zoning, building, health, wetlands, department of public works, and water pollution control for one year from the date of the violation. This one-year denial of permit applies to all of the properties of any violating person and any entities under that person's common control or ownership. The restriction may only be lifted by action of the Board of Selectmen.

Violators will also be responsible for all costs and expenses associated with enforcement and the collection of any civil penalties, which shall include, but shall not be limited to, attorney fees, court costs, mailing fees and filing fees.

Sec. 136-6. – Emergency measures.

- A. Emergency measures shall be taken and enforced pursuant to Connecticut General Statutes 29-252a, otherwise known as the currently adopted building code.