

From: Gregory Farmer [mailto:ctcircuitrider@gmail.com]  
Sent: Monday, April 21, 2014 3:36 PM  
To: Cynthia Reeder  
Cc: Jane Montanaro; Wes Haynes; Mary Dunne  
Subject: Demolition Delay ordinance, Stamford

April 21, 2014

Cynthia:

I apologize for taking so long to get back to you about the draft ordinance. The revisions look very good, but there are a few elements that might merit further discussion.

A demolition delay ordinance by itself does not preserve buildings, but it can raise public awareness and facilitate community involvement. In order for the ordinance to gain support, the public benefit needs to outweigh the intrusion on private property rights.

In 88-1 (Definitions), the difference between a building and a structure is unclear. Are stone walls, fences, well houses, and silos subject to the ordinance?

In 88-2 (Requisites), should the property also be identified by the assessor's parcel code?

In 88-2 (Requisites), if there is more than one building or structure on the property, will the town require a site plan or aerial view indicating the proposed demolition?

In 88-2 (Requisites), should the source of the age of the property should be specified? (e.g. "based on the date of construction specified in the National Register or State Register nomination, the LHD or LHP Study Report, the statewide inventory of historic resources or other documented sources.")

In 88-5 (Delay), who will take the lead in approaching the property owner and working to identify alternatives to demolition?

In 88-5 (Delay), the usual definition of a delay is "up to xx days." Does anyone have the authority to lift or shorten the delay if no viable alternatives are presented?

In 88-5 (Delay), if the zoning and permitting approvals for new construction are obtained within the delay period and there are no viable alternatives to demolition, could the delay be lifted? (Beyond the 180 days, the ordinance has no relevance.)

In 88-5 (Delay), some building officials require that all hazardous material be removed from a building and that the utilities be disconnected before a demolition permit can be issued. What would prevent a property owner from removing windows, doors, interior plaster and woodwork, and even roofs before applying for a demolition permit?

In 88-6 (Violations), will the town have the authority to freeze zoning approvals and building permits for a particular parcel in the event of an illegal demolition?

Please let me know if you have questions or need additional information.

Thanks,

Greg

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