



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #7
10-26-2021 Meeting

October 22, 2021

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up to date on various topics.

1. Flu Clinic

Seasonal Flu shot clinics are scheduled at the RCC on Tuesday, October 26th (1-5 p.m.).

2. Expense Report

A copy of my expense report for the three months July through September 2021 was forwarded separately. I will appreciate Council recognizing receipt of this report on Tuesday evening.

3. Demolition Delay Ordinance

I have attached a copy of the current Demolition Delay Ordinance. At the October 12th meeting, it was suggested the Ordinance be amended to include a sign at the subject property and extending the 90-day delay period to 120 days. A draft amendment can be developed as may be requested by Council.

4. Goodwin University – South Meadows Trail Project

Goodwin University has advised of plans to proceed with another phase of the South Meadows Multi-Use Trail Project. The final phase of the South Meadows Trail masterplan is to continue the bituminous paving from its current end in East Hartford through Wethersfield and Glastonbury to the CT Putnam Bridge Right of Way, approximately 5,000 feet (see attached page). The University is seeking funding through CT DEEP and has requested a letter of support from Glastonbury. Before forwarding such a letter, I wanted to make Council aware.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

ARTICLE IV. - DEMOLITION OF BUILDINGS⁴¹

Footnotes:

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Editor's note— Ord. No. 241, §§ 1—5, 7—9, adopted Nov. 22, 1988, did not specifically amend the Code, hence inclusion herein as Art. IV, §§ 5-61—5-68, was at the discretion of the editor. See the Code Comparative Table for a detailed analysis of inclusion.

State Law reference— State demolition code, G.S. § 29-401 et seq.

Sec. 5-61. - Permit required; requirements.

No person, firm, corporation or other entity shall demolish any building, structure, or part thereof, without first obtaining a permit from the building official. No permit shall be issued until the applicant:

- (1) Files an application for demolition permit with the building official upon a form provided by the town which shall contain, in addition to other such information which may be required: (i) the name and address of the owner of the building to be demolished; and (ii) the address of the building to be demolished; and
- (2) Supplies the building official with a certificate from a licensed exterminator which certifies the premises to be demolished are free from rodent infestation; and
- (3) Submits to the building official an affidavit certifying the age of the structure proposed for demolition. If an applicant is unable to certify to the specific age of the structure, the applicant shall supply an affidavit certifying either that: (i) the structure is more than seventy-five (75) years old, or (ii) the structure is seventy-five (75) years old or less than seventy-five (75) years old.

(Ord. of 11-22-88, § 1)

Sec. 5-62. - Additional requirements.

No person shall be issued a demolition permit unless the provisions of all state statutes, including, without limitation, the provisions of C.G.S. Section 29-407, the state building code and all town ordinances pertaining to the issue of such permits are fully complied with.

(Ord. of 11-22-88, § 2)

Sec. 5-63. - Legal notice procedures.

With respect to any application to demolish a building, structure or part thereof, which is five hundred (500) square feet in size or larger and more than seventy-five (75) years old, in addition to the applicant's complying with the provisions of sections 5-61 and 5-62 above, prior to the issuance of a demolition permit, the building official or his designee shall:

- (1) Publish a legal notice of the demolition permit application in a daily or weekly newspaper having substantial circulation in the municipality. The notice shall be published within fifteen (15) days following the filing of the demolition permit application. Such notice shall state the following: that an application has been filed for a demolition permit; the date of the filing of such application; the location of the property; the name of the owner of the property; and that unless written objection is filed with the building official within thirty (30) days following publication of the notice, the permit may be issued after the expiration of such thirty-day period.

- (2) Within fifteen (15) days following the filing of the demolition permit application, provide by first-class mail a copy of the legal notice required under subsection (1) above, to the owners of all property adjoining the property on which the building(s) 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 Glastonbury assessor's map.
- (3) Within fifteen (15) days following the filing of the demolition permit application, provide, by first-class mail, a copy of the legal notice required under subsection (1) above to any individual, firm, corporation, organization or other entity concerned with the preservation of structures within the municipality or the social or economic development of the neighborhood in which the building is located. To be entitled to notification under this provision, any such individual, firm, corporation, organization or other entity shall register with the building official and indicate a desire to be notified of demolition permit applications. Such registration must be renewed annually each January 1 following the initial registration.

(Ord. of 11-22-88, § 3)

Sec. 5-64. - Objection procedures.

With respect to any application to demolish any building, structure or part thereof covered under section 5-63 above, if a written objection to the issuance of the demolition permit is filed with the building official and a copy mailed by first-class mail to the applicant and to the owner of the property by any individual, firm, corporation, organization or other entity referred to in subsection 5-63(3) above within thirty (30) days following publication of the legal notice as required under subsection 5-63(1) above, the building official shall delay issuance of the permit for a period of ninety (90) days from the receipt of the application provided, however, that such individual, firm, corporation, organization or other entity is attempting to present some reasonable alternative to demolition. If the application is not withdrawn during the ninety-day period, the demolition permit shall be issued and the demolition may occur. If no objection to the demolition of the subject building, structure or part thereof is filed within thirty (30) days of said publication, the building official may issue the permit forthwith. If an application is filed to demolish any building, structure or part thereof located within the Glastonbury Historic District or within the boundaries of an "historic property", then the provisions of G.S. §§ 7-147j or 7-147y, as amended, shall apply.

(Ord. of 11-22-88, § 4)

Sec. 5-65. - Fees and costs for demolition permits.

- (a) The fees for demolition shall be in accordance with the fees set forth in Article II, subsection 5-17(b) of the Glastonbury Code as it may be amended from time to time.
- (b) Cost of notices. If an application is for demolition of a building or structure or part thereof which is more than seventy-five (75) years old and five hundred (500) square feet in size or larger, in addition to the above, the applicant shall pay the cost of legal notice, the cost of the affidavit of publication, and the cost of certified or registered mail upon receipt of a written statement and request for payment from the building official.
- (c) No permit shall be issued until all required fees and costs have been paid.

(Ord. of 11-22-88, § 5)

Sec. 5-66. - Duration of permit.

Demolition permits issued under this article shall be valid for a period of not more than one (1) year following the issuance of the permit by the building official. If the demolition approved under the permit is

not completed within the one-year time period, a new permit application and permit approval will be required prior to the work being undertaken.

(Ord. of 11-22-88, § 7)

Sec. 5-67. - Authority of building official.

Nothing contained in this article shall be deemed to prohibit the building official from issuing demolition permits where a threat to the public health, safety and welfare exists or where a demolition order has been issued by the building official.

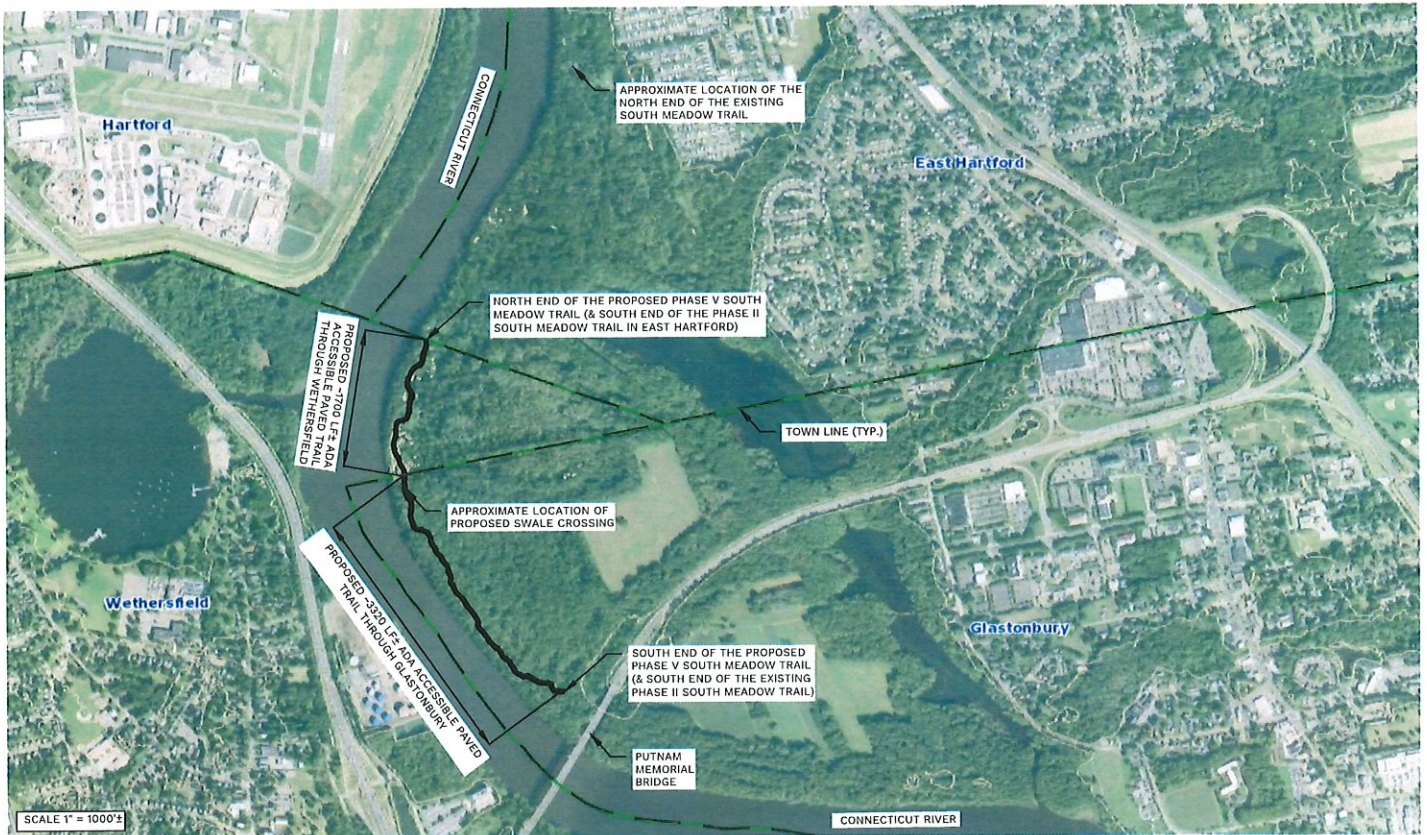
(Ord. of 11-22-88, § 8)

Sec. 5-68. - Authority of historic district commission.

Nothing contained in this article shall be construed to limit or impair in any way any authority or right granted to the Glastonbury Historic District Commission pursuant to G.S. § 7-147a, et seq., as amended, or Chapter 8.5 of the Glastonbury Code.

(Ord. of 11-22-88, § 9)

ATTACHMENT C
PROPOSED PHASE V GOODWIN UNIVERSITY SOUTH MEADOW MULTI-USE RECREATIONAL TRAIL (SOUTH MEADOW TRAIL)



BASE MAP TAKEN FROM CTeco ONLINE MAPPING - 10.18.2021