

To: Gardiner Planning Board
From: Ordinance Review Committee/Mark Eyerman
Subject: Demolition Permits
Date: April 29, 2021

While the City has a process and forms for the issuance of demolition permits, the Land Use Ordinance does not have any specific provision as to when a demolition permit is required. Kris asked the ORC to address this so it would be clear when a demolition permit is required. Section 4 of the Land Use Ordinance lists the activities for which a permit is required. The ORC proposes that this section be amended to add a requirement for a permit when a structure is demolished. It calls for a permit when the structure to be demolished is connected to utilities or is larger than 144 square feet. The requirement for a permit will also apply when a portion of a structure is demolished such as removing a previous addition unless the removal is part of a project requiring another permit. The proposed language of the amendment is attached.

April 29.2021

Proposed Amendments to the Land Use Ordinance Requirement for a Demolition Permit

Proposed additions to the ordinance are underlined;
proposed deletions are ~~struck-out~~.

Amend Section 4.1 Permit Requirements to add a new section 4.1.15 to read:

4.1.15 The demolition of any structure that is connected to electric or natural gas service or has provisions for water supply or sewage disposal or that has a footprint of more than one hundred forty-four (144) square feet including the demolition of a portion of an existing structure that is not subject to another permit requirement.