



Preserving Our Heritage:

A Guide to the Demolition Delay Ordinance

One tool at the disposal of the Historic District Commission is the Demolition Delay Ordinance (Ordinance Number 09-15-03-1). The most recent version of the Demolition Delay Ordinance (Sections 6-5, 6-6, 6-6.1, 6-6.2 and 6-6.3 of the New London City Code) was adopted by the City Council in September of 2003 to allow for public review of demolition permit applications for potentially significant buildings.

What is the Demolition Delay Ordinance for the City of New London?

When the Historic District Commission (HDC) determines that a building is significant and should be preserved, it can delay demolition for up to 90 days. This waiting period is used to explore ways to preserve the building indefinitely or mitigate the effects of demolition. The Ordinance covers all buildings over 250 square feet.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same."

What are the Criteria for Determining a Building's Significance?

The building will be reviewed by the HDC/DRB during a regularly scheduled meeting, provided that the application was filed fifteen days prior to the meeting. Applicants should plan to be present at the meeting to answer any questions that may arise. The HDC then reviews the building based on its historic and cultural significance. These are defined as such:

Historic significance refers to architectural importance (in terms of period, style, method of building construction or association with a famous architect or builder) whether by itself or in the context of a group of buildings or structures.

Cultural significance refers to association with one or more historic persons or events or with the cultural, social, and/or political history of the City of New London.

HDC will provide written notification of its finding within five (5) business days after the HDC meeting. This notification will go to both the Building Official and the applicant.

If the building was determined to be of historic or cultural value, then the Building Official shall delay issuance of the demolition permit for a period of ninety days. If the building is not determined to have any significant cultural or historical merit, then the Building Official may issue the demolition permit without a further waiting period. In addition, if the HDC does not report to the Building Official within five days after the meeting, then the Building Official may assume that there are no objections to the demolition and may issue a demolition permit without further delay.

What happens after the 90-day delay expires?

If no action has been taken to designate the building as significant or no way has been found to preserve it, then the building may be demolished and the proposed development can proceed, provided that all plans for the use of the site after demolition have been found to comply with applicable laws and all permits and approvals for the development have been obtained. Once the 90 day period expires, the Building Official can issue a permit. The intent of the delay period is not to prevent demolition but to provide an opportunity for the development of preservation solutions.

What if the building is not taken down within six months?

The regulatory approvals have a life of six months. This means that once the above conditions have been satisfied, the owner of the property has six months to demolish the building.

If the building is not taken down in that period, the applicant may direct a request for an extension in writing to the Building Official as long as the total time frame does not exceed one year.



If the demolition approved under the permit is not completed within the agreed-upon time frames mentioned above, the permit shall be considered void and a new application and permit approval will be required prior to work being undertaken.



APPLICATION REQUIREMENTS FOR DEMOLITION PERMIT REVIEW:

1. Submit a Demolition Permit Application to the Building Official. Application forms and procedures can be obtained at the Office of the Building Official, Stanton Building, 111 Union Street, New London. An application for demolition of a building may be made by the person, partnership, corporation or realty trust which is the owner thereof at the time of application or by an agent for the owner with the owner's consent.
2. The applicant will provide the building official with at least thirteen copies of the application and supporting documentation including a site plan or sketch, the age of the structure, photographs of the building or structure clearly indicating what is to be demolished and the reasons why the building is being demolished. (Information about the contractor and disposal of debris need not be provided in order to initiate HDC review, though the information will be required by the Building Official before a demolition permit will be issued.)
3. Once the application is received, it will be placed on the agenda of the next regularly scheduled HDC meeting as long as the application was received fifteen days before the meeting date.
4. The project will be reviewed as long as all procedures have been followed by the applicant according to the Building Official. The Historic District Commission/Design Review Board meets on the second Wednesday of each month in the 1st Floor Conference Room in the Stanton Building, 111 Union Street, New London at 5:30pm. Please check with staff for exact dates and deadlines. Applicants are encouraged to attend

The Demolition Permit Fee

The demolition permit fee is \$18.16 per thousand dollars of demolition cost. This fee does not include the payment of other fees that are prescribed by law or ordinance for water connections, electrical permits, or other permits or inspections, both within and outside of the jurisdiction of the building department.

Please contact the Building Official or the Staff Liaison if you have questions about whether a demolition permit is required for a particular project.

Contact Information

City of New London
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