

Norway Demolition Delay Permit Ordinance for Historic Structures

This ordinance establishes two processes for the demolition of a building or structure classified as historic. The first allows for immediate demolition with the issuance of a certificate of appropriateness, while the second allows for delayed demolition if a certificate of appropriateness is not issued.

(1) Immediate demolition.

(a) If the owner of a building or structure classified as historic seeks to demolish the building or structure in whole or in part, the Review Board (appointed by the select-board) may approve the issuance of a certificate of appropriateness for the demolition if the property owner gives evidence to the Review Board that the structure is unsafe and poses an immediate threat to the public as defined by Maine Title 17, 2851-2859 (Dangerous Buildings).

(b) If a certificate of appropriateness is approved, the applicant may immediately apply to the Code Enforcement Officer for a demolition permit. If the Board fails to approve the issuance of a certificate of appropriateness permitting the demolition, the applicant may proceed under the delayed demolition procedures.

(2) Delayed demolition.

(a) If the Board fails to issue a certificate of appropriateness, the owner of a building or structure classified as historic may apply for a permit to demolish the building in accordance with the following procedures. The building may be demolished provided that before a demolition permit is issued, four months' notice of the proposed demolition shall be given.

(b) The objective of this provision is to further the purposes of this article by preserving historic buildings which are important to the education, culture, traditions, and the economic values of the Town and to afford the Town, interested persons, historic societies or organizations the opportunity to acquire or to arrange for the preservation of such buildings.

(c) The Board may at any time during such stay approve a certificate of appropriateness in accordance with Maine Title 17, 2851-2859 (Dangerous Buildings) in which event a demolition permit shall be issued without further delay.

(d) Public notice of the pending demolition shall be provided as follows:

[1] Notice of the proposed demolition shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street, shall be mailed to the Maine State Historic Preservation Office, and shall be delivered to the Norway Historical Society.

[2] Notice shall be published in a newspaper of general local circulation at least three times prior to demolition, the final notice of which shall be not less than 15 days prior to the date of the permit, and the first notice of which shall be published no more than 15 days after the application for a permit to demolish is filed.

enacted June 16, 2014