

**TOWN OF STONINGTON, MAINE
BUILDING PERMITS ORDINANCE**

Enacted: 6-9-93
Amended: 3-19-01
Amended: 3-4-02
Amended: 3-3-03

PURPOSE

This ordinance is intended to prevent any condition which may adversely affect the public health, safety, convenience, and general welfare of the inhabitants of Stonington, including, but not limited to unsanitary, unsightly, and nuisance situations.

In the interpretation of this ordinance, wherever the area coincides with the Shorelands District, the administrators thereof shall always follow the more restrictive rather than the minimum standards set by this ordinance, the Shoreland Ordinance, and/or state and federal laws.

APPLICATION

This ordinance shall apply to all construction, additions, plumbing, sewage facilities, building of roads, placement of trailers – either permanent or temporary, and to all new development and land uses begun after the date of the acceptance of this ordinance.

PERMITS

Permits shall be issued by the Building Inspector in all cases where indoor and outdoor sanitary arrangements are required. Any construction shall begin and have a substantial start within one year of the issuance of the permit. At all times until the construction is completed, the approved building permit shall be posted on the construction site so that it is visible when approaching the site.

The Plumbing inspector in all cases shall issue plumbing permits where indoor and outdoor sanitary arrangements are required.

Occupancy permits shall be required and shall be obtained from the Building Inspector.

No public utility, water district, sanitary district, or any other utility company of any kind may install services to any lot in Stonington, unless written authorization attesting to the validity and currency of all local permits required under this ordinance has been issued by the appropriate municipal officials. Following installation of service, the company or district shall forward the written authorization to the municipal officials indicating that installation has been completed.

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APPLICATION FORMS

These are available at the Town Office and must be returned to the Town Clerk after having been filled out.

PERMITS

When the application has been returned, the Building Inspector shall, within 15 days of such return, inspect the site of the proposed project and, if he feels he has sufficient information and that the project is a matter of right, issue the required permit. If the project seems to him to be questionable, he may refer the application to the Selectmen who may issue or deny the permit or, if they feel the proposed project may adversely affect the Town or any of its citizens, may set a date for a public hearing., according to the rules set forth in the Shorelands Ordinance, Part 1, Section F2, Subsections B,C,D,E, and F.

VARIANCE AND APPEALS

The procedure for variance and appeals within the Town of Stonington shall be the same as specified in the Shorelands Ordinance. with the exception that Part 1, Section F3 of said ordinance shall be amended to the effect that appeals may be taken within 30 (thirty) days after any decision is rendered by the Selectmen or Building inspector, by any party, to Superior Court in accordance with state law.

CRITERIA

In granting or denying a permit, the Building Inspector shall see that the following conditions are met:

1. The size of the lot meets State requirements;
2. The set back from the road meets state requirements (10');
3. All construction must be at least ten feet (10') from the nearest lot line; except that any existing structure which is located within ten feet (10') of a lot line and which is removed, damaged or destroyed by more than 50% of the market value before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within one year of the date of said damage, destruction or removal. In no case shall a structure be reconstructed or replaced so as to be nearer the lot line;
4. The soil shall be suitable for the proposed use and be in accordance to State soil criteria;
5. The proposed project shall not cause soil erosion;
6. The cutting of trees shall conform state standards.
7. The size of any sign shall not exceed 3' x 4'; and
8. The proposed construction shall not obviously cut off a neighbor's view.
9. A roofed porch existing as of March 1, 2002 which is attached to an existing structure and located within ten (10) feet of a lot line may be enclosed.

ADMINISTRATION

The Board of Selectmen shall appoint a Building Inspector, who may be the same person as the Code Enforcement Officer, whose duty it is to make inspections and to issue permits as provided in this ordinance. Any application to which he denies a permit shall be turned over to the Board of Selectmen. He shall also notify the Selectmen of any violation which comes to his attention.

Construction must start within one year of the issuance of a permit.

ENFORCEMENT

If the Code Enforcement Officer finds that any provision of this ordinance is being violated, the CEO shall notify in writing the person responsible for the violation, indicating the nature of the violation, discussing options for compliance and ordering corrective action. If the violation continues, the CEO shall bring the matter to the Board of Selectmen. The Board of Selectmen is hereby authorized and directed to impose fines of \$100 to \$1,000 per violation for each day a violation continues following the written notice has been served by the CEO. The Board of Selectmen may also order that any damage to the environment caused by the violation be restored or repaired at the violator's expense within a reasonable period of time. The Board of Selectmen may seek enforcement of this ordinance in the appropriate court.