

## #2- Amendments to local Ordinances

### Sec. 2-56. ~~School Building and Planning Committee.~~

- (a) ~~Terms of office.~~ The terms of office of all present members serving on the Permanent School Building and Planning Committee shall expire and terminate as of the effective date of the ordinance from which this section derives.
- (b) ~~Membership.~~ Said Committee shall consist of ten members, not more than five of whom shall be from any one political party, to be appointed by the Board of Selectmen or a majority of them for a term of two years.
- (c) ~~Residency requirements.~~ Each member shall be a resident of the Town.
- (d) ~~Vacancies.~~ All vacancies shall be filled for the remainder of a member's unexpired term by the Board of Selectmen with a person of the same political party as the person who held office prior to the vacancy.
- (e) ~~Responsibilities.~~ The Committee shall have the responsibility, in cooperation with the Board of Education, to conduct studies into the need for school facilities and the methods of construction, financing and related matters, together with such other powers and authorities as may be given by the Town Meeting from time to time.
- (f) Notwithstanding any other provisions of this section, the legal voters of the Town of North Stonington in Town Meeting may by resolution determine from time to time to establish an ad hoc School Building Committee with respect to new construction of, or renovation, improvements and/or additions to, school facilities, such committee to act in lieu of the Permanent School Building and Planning Committee. Each such committee may be charged by the Town Meeting, without limitation, to conduct studies regarding the need for the respective school facilities and the methods of construction, financing and related matters, together with such other powers, authorities and duties as may be granted by the Town Meeting from time to time. Each such committee shall consist of not less than seven members nor more than 11 members, as to be determined by the Town Meeting, which members shall be appointed by and serve at the pleasure of the Board of Selectmen. Each committee member shall serve until such member's successor is appointed and qualified, or the committee disbanded. Committee members shall receive no compensation for their services as such, but shall be reimbursed for their necessary expenses incurred in the performance of their committee duties, subject to budgetary limitations. Necessary expenses of each such committee may be included in the cost of the respective project. In the performance of its duties and in the exercise of its powers aforesaid, no such committee shall incur any expenses or obligate the Town to pay any expense in excess of the funds appropriated by the Town for such purpose. The records of each such Committee shall be filed with the Town Clerk and open to public inspection. Upon completion of its charge, each such committee shall make a complete report and accounting to the Board of Selectmen and the Town.

(Ord. of 12-15-1986(3), §§ 1-6; Ord. of 9-29-2008, § 1)

### Sec. 2-57. - Southeastern Connecticut Tourism District.

- (a) The Town of North Stonington hereby joins the ~~Southeastern~~-Eastern Connecticut Regional Tourism District.
- (b) The Town of North Stonington, having a population of 4,884,276 according to the federal census of ~~1990~~2015, shall have ~~two~~one representatives on the Board of Directors of the Eastern Regional District~~district~~, who shall be appointed by the Board of Selectmen. Appointments shall be for ~~one year initially, and thereafter~~ for a three-year term, ~~terminating on October 1 of that year.~~

(Ord. of 3-25-1991, § 2) **State Law reference—**~~Tourism districts; Ch. 184b Sec. 10-397. Regional tourism districts~~G.S. § 32-202.

## Chapter 5 - BUILDINGS AND BUILDING REGULATIONS

### ARTICLE I. - IN GENERAL

#### Sec. 5-1. - Occupancy of newly constructed or relocated dwellings.



- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Dwelling* means a building designed or used as living quarters.

- (b) *Certificate of occupancy.* No dwelling constructed or relocated after the effective date of the ordinance from which this section is derived shall be occupied in whole or in part until a certificate of occupancy shall have been issued by the ~~Board of Selectmen~~ Building Official.
- (c) *Application and issuance.* Application for such a certificate shall be made in writing to the ~~Board of Selectmen~~ Building Official stating the name and address of the owner and location and description of the dwelling. The ~~Building Official~~ Board shall issue a certificate after receipt of a statement in writing by the ~~Health Officer~~ Ledge Light Health District, stating that the water supply, drainage, and sewage system on said premises have been inspected, meet the standards of the ~~State's Sanitary Code~~ CT Public Health Code, and are satisfactory in the opinion of the ~~Health Officer~~ Ledge Light Health District, and a Certificate of Zoning Compliance has been issued by the Zoning Official after approval of a certified As-built Plan.
- ~~(d) *Fees and expenses.* All reasonable fees and expenses incurred in the inspection of said premises by the Town Health Officer shall be paid by applicant to the Town of North Stonington. Such fee to be agreed upon between Health Officer and the Selectmen.~~
- (e) *Penalty.* Any owner of a dwelling who permits same to be occupied for which a certificate of occupancy has not been obtained in accordance with this section shall be guilty of an offense.

(Ord. No. 6, § 5, 10-20-1959; Ord. of 1-31-1963(2), §§ 1—5)

**State Law reference**— Certificate of occupancy, G.S. § 29-265.

### **Sec. 5-3. - State Building Demolition Code.**

The ~~zoning enforcement~~ Building Official-officer shall be the administrative officer to administer G.S. ch. 541, pt. IV (G.S. § 29-401 et seq.).

(Ord. of 9-10-1970, § 12)

## **ARTICLE III. - UNSAFE BUILDINGS<sup>III</sup>**

### **Sec. 5-60. - Dangerous buildings or structures.**

- (a) *Defined.* All buildings or structures which have any or all of the following defects shall be deemed "dangerous buildings":
- (1) Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the Town of North Stonington.
  - (2) Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
  - (3) Those having parts thereof which are so attached that they may fall and injure members of the public or property.
  - (4) Those which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety and general welfare of the people of this Town.



- (b) *Dangerous buildings deemed nuisances.* All dangerous buildings within the terms of Subsection (a) of this section are hereby declared to be public nuisances.
- (c) *Inspections.* The ~~Chief of the North Stonington Fire Department~~Building Official shall inspect ~~or cause to be inspected by officers or members of the Fire Department~~ any building or structure in the Town designated by the Board of Selectmen except the interior of private dwellings for the purpose of determining whether any conditions exist which render such places a dangerous building within the terms of Subsection (a) of this section, and shall be paid for costs and a reasonable fee by the Board of Selectmen.
- (d) *Repair or demolition.* Whenever the ~~Fire Chief~~Building Official in making an inspection as provided in the preceding section shall find that any building or structure is a dangerous building within the standards set forth in Subsection (a) of this section, he shall order said dangerous building to be repaired or demolished.
- (e) *Order to owner for repair or demolition.* The ~~Fire Chief~~Building Official making an order provided in the preceding subsection shall cause such order to be put in writing and served upon the owner of the premises affected, or upon the owner's agent in charge of such premises, or upon the occupant thereof, as the circumstances may require.
- (f) *Service of order.* Such order shall be personally served upon such owner, agent or occupant by ~~a member of the Fire Department~~the Building Official by delivering to such owner or agent a true copy thereof; provided, however, that when such owner or agent cannot be found within the Town, or when the premises are unoccupied, service may be made upon such owner or agent by registered mail. The person serving such order shall certify upon the original order the date of the service, and how and upon whom it was made, shall return the original order to the officer who issued the same.
- (g) *Appeal.* The owner or occupant of the premises or the owner's authorized agent in charge thereof may, within ten days after the service of an order as provided in the preceding subsection, request a hearing upon such order before a Board of Review appointed as provided in Subsection (aj) hereof. The Board of Review shall conduct such a hearing, after due notice to such owner, occupant or agent, and the ~~Fire Chief~~Building Official who issued the order, of the time and place thereof, and shall review such order and may affirm, repeal or modify it. The Board of Review shall render its decision upon such order within ten days from the date of the hearing.
- (h) *Extension of time.* Any person upon whom an order has been served as provided in Subsection (e) hereof shall comply with such order within ten days after service thereof, or, if a hearing is requested, within ten days after the Board of Review has rendered its decision upon such hearing; provided however that for good cause shown the Board of Review may extend the time complying with such order for a period not exceeding 90 days.
- (i) *Failure to comply with order.* If the owner, the owner's agent in charge of the premises, or the occupant fails to comply with the order provided for in Subsection (d) hereof the ~~Building Official~~Fire Chief shall cause such building or structure to be repaired or demolished, as the facts may warrant.
- (j) *Board of Review.* The Board of Selectmen shall be the Board of Review.
- (k) *Costs.* The Tax Collector shall collect from the property owner designated by the ~~Building Official~~Fire Chief the total amount of the costs of such repair or demolition plus penalty of six percent. Such costs may be recovered in an action at law against the owner, or shall become a lien upon the premises in connection with which it was incurred and such lien shall exist from the date of completion of the repairs or demolition. Such lien shall expire one year after the date on which it commences to run unless a certificate continuing such lien prepared in the same manner as a municipal tax lien under G.S. ~~ch.~~Ch. 205 (as amended) shall be ~~logged~~deed for the record by the Tax Collector in the office of the Town Clerk before the expiration of such period.
- (l) *Penalty for failure to comply.* The owner of any dangerous building who shall fail to comply with any order to repair or demolish said building or structure shall be guilty of an offense.

(Ord. of 9-10-1970, §§ 1—11)



## ARTICLE V. - VENDORS, HAWKERS AND SOLICITORS

### Sec. 6-199. - Exceptions.

This article shall not apply to any salesman selling goods to retail or wholesale stores for resale, nor to any person soliciting funds or selling or taking orders for any goods, wares, and merchandise for or on behalf of any benevolent, educational, philanthropic, humane, patriotic or eleemosynary organization or institution. Any person who has or has had for the 12 months preceding the effective date of this article (April 27, 2006) a regular place of business or residence within the Town, and any person employed by or soliciting for any person employed by or soliciting for any person that or has had for 12 months ~~proceeding~~preceding the effective date of this article, a regular place of business within the Town, and any person required to have a state license for the purpose of doing business shall not be required to secure permit, but all other provisions of this article shall apply to such persons.

## Chapter 7 - CIVIL EMERGENCIES

### ARTICLE II EMERGENCY PREPAREDNESS AGENCY

#### Sec. 7-20. - Advisory Council.

There shall be a Civil Preparedness Advisory Council appointed by the Board of Selectmen to advise it in civil preparedness matters and policy. The Council members shall serve for two years concurrent with the terms of office of the members of the Board of Selectmen. The Advisory Council shall consist of not less than five nor more than nine members.

(Ord. of 3-22-1979(1), § 2)

**State Law reference**— Advisory council required, G.S. § 28-7(b).

## Chapter 9 - ENVIRONMENT

### Sec. 9-2. - Inland Wetlands and Watercourses Commission.

- (a) *Created.* The Town of North Stonington, Connecticut, does hereby authorize the creation of a new Commission, whose name shall be the North Stonington Inland Wetlands and Watercourses Commission, which Commission shall be the agency responsible for regulating activities that affect the inland wetlands and watercourses of the Town of North Stonington pursuant to G.S. § 22-a-42. The Commission shall consist of seven (7) Regular Members and no Alternate Members.
- (b) *Powers and duties.* The North Stonington Inland Wetlands and Watercourses Commission shall have all the powers and duties by law, and shall administer the Inland Wetlands and Watercourses Regulations, which are currently in effect in the Town of North Stonington, and shall develop, adopt, and administer any amendments to such regulations, in conformity with regulations promulgated by the Commissioner of the Connecticut Department of Energy and Environmental Protection, for the purpose of protecting and preserving inland wetlands and watercourses within the Town of North Stonington.
- (c) *Appointment.* The ~~current~~members ~~and alternate members~~ of the North Stonington Inland Wetlands and Watercourses Commission ~~North Stonington Conservation Commission~~ shall be appointed by the Board of Selectmen, to serve a term of five (5) years as members and alternate members of the North Stonington Inland Wetlands and Watercourses Commission, their terms being identical to their terms as members and alternate members of the current Conservation Commission.

- (d) *Terms of office.* As terms expire, or as vacancies occur, the Board of Selectmen shall appoint successors to fill the vacated terms.
- (e) *Membership requirements.* The members of the North Stonington Inland Wetlands and Watercourses Commission shall be electors of the Town of North Stonington, and they shall not hold any salaried position in the Town of North Stonington.

## ARTICLE II. - WATER POLLUTION CONTROL AUTHORITY<sup>III</sup>

### Sec. 9-25. - Use of the municipal sewerage system.

- (a) *Establishment of sewer district.* The Authority hereby establishes a sewer district to be known as the North Stonington Sewer District (the "sewer district"). The lands comprising the sewer district are specifically limited to the following areas:
  - (1) The area comprising the OR zoning district, as depicted on the official zoning map of the Town of North Stonington as of the effective date of these regulations (9-25-2000, and as of October 2014, said land is now part of the Economic Development District.
  - (2) The area comprising that portion of the HC zoning district located at the northeast corner of the intersection of Connecticut Routes 2 and 184, as depicted on the official zoning map of the Town of North Stonington as of the effective date of these regulations (9-25-2000, and as of October 2014, said land is now part of the Economic Development District. No other portion of the HC zoning district is included in the sewer district.
  - (3) The contiguous land area owned by the State of Connecticut as of the effective date of these regulations (9-25-2000) -and located immediately south of Connecticut Route 617 and west of Connecticut Route 49 (as of October 2014, said land is now part of the Economic Development District).
- (b) *Connection of other properties to the municipal sewerage system.* As set forth in subsection (a) of this section, it is the intention of the Authority that no properties other than those specifically identified in subsection (a) of this section be connected to the municipal sewerage system, regardless of whether such other properties may be near, abut, or contain any portion of the municipal sewerage system. Nonetheless, the Authority may allow the connection of other properties to the municipal sewerage system if, and only if, all of the following criteria have been met:
  - (1) The connection of such property to the municipal sewerage system must be necessary to remedy the failure of a subsurface sewage disposal system;
  - (2) The Authority must be provided with written certifications by a professional engineer properly licensed within the State of Connecticut and by ~~the Town Sanitarian or the Ledge Light Health District~~, or a Town consultant having equivalent qualifications, that it is not feasible to repair or replace the failed septic system on-site and that all administrative remedies under the CT Public Health Code, including the possibility of waivers or variances, have been exhausted;

### Sec. 9-26. - Community and delegated private sewerage systems.

- (a) *Approval required.* No community or delegated private sewerage system shall be constructed or operated without the review and approval of the Authority.
- (b) *Application for approval.* An applicant for approval of a proposed community or delegated private sewerage system shall submit an application to the Authority on such forms as the Authority may require, together with sufficient information to demonstrate, to the satisfaction of the Authority:
  - (1) That the proposed community or delegated private sewerage system will comply with all applicable local, state, and federal health and environmental laws and regulations;



- (2) That the proposed community or delegated or delegated private sewerage system has been designed by a properly qualified civil engineer or other properly qualified professional;
- (3) That the proposed community or delegated private sewerage system will not cause unreasonable pollution to surface water or groundwater within the Town of North Stonington;
- (4) That the proposed community or delegated private sewerage system will be owned and managed in accordance with the criteria set forth in G.S. § 7-246f, as amended.

**Chapter 10 - FLOODS<sup>III</sup> ENTIRE CHAPTER REMOVED – NOW INCLUDED IN THE ZONING REGULATIONS AND ENFORCED BY THE COMMISSION AND ZEO**

**Chapter 12 - MANUFACTURED HOMES AND TRAILERS<sup>III</sup>**

State Law reference— Mobile manufactured homes and mobile manufactured home parks, G.S. § 21-64 et seq.; mobile and modular homes, G.S. § 21-85 et seq.; general powers relative to trailers and trailer parks, G.S. § 7-148(c)(7)(A)(iv).

**ARTICLE I. - IN GENERAL**

Secs. 12-1—12-18. - Reserved.

**ARTICLE II. - MOBILE HOME PARKS**

Sec. 12-19. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Individual mobile home* shall mean a mobile home parked or intended to be parked off the public highway on land other than a mobile home park for occupancy.

*Mobile home* shall mean such a trailer which is equipped with bathing facilities, flush toilet, and appropriate plumbing. Any trailer not so equipped shall be deemed a mobile home if such equipment is added to it.

*Mobile home park* shall mean a tract of land operated or to be operated commercially for the parking of two or more mobile homes or trailers for occupancy.

*Occupied and occupancy* shall mean the use of a mobile home or other trailer as living quarters.

*Trailer* shall mean any vehicle with or without wheels which is used or intended to be used as living quarters for a person or persons.

(Ord. of 4-26-1962, § 1)

Sec. 12-20. - Mobile home parks.

- (a) No person, firm or corporation shall establish mobile home park within the Town of North Stonington.
- (b) No person, firm or corporation shall ~~maintain, conduct or operate a mobile home park or increase the number of mobile home sites in any mobile home park in the Town of North Stonington without first having obtained all appropriate ~~a permits from the Land Use Office as determined by the Zoning Enforcement Official license therefor from the Board of Selectmen. No trailer other than a mobile home as herein defined shall at any time be permitted in a mobile home park unless the park is equipped with adequate sanitary facilities for such trailers, including separate flush toilet facilities for men and women, and in no event shall such a trailer be permitted to remain for more than one week.~~~~



(Ord. of 4-26-1962, § 2)

~~Sec. 12-21. — Application and plan.~~

~~Application for such license shall be in writing, in such form and containing such information as required by the Board of Selectmen, and directed to the Board of Selectmen; shall be accompanied by a non returnable fee of in the amount established by the Town Meeting payable to the Town of North Stonington and shall be accompanied by a detailed plan of the proposed park or addition, which plan shall be prepared by and certified to be substantially correct by a land surveyor or civil engineer licensed by the State of Connecticut, together with specifications for water supply, drainage, toilet facilities, and sewage disposal facilities. Upon issuance of such a license said plan and specifications shall be filed in the office of the Town Clerk by the applicant, who shall pay to the Town Clerk the statutory fee therefor.~~

(Ord. of 4-26-1962, § 3)

~~Sec. 12-22. — Public hearing.~~

~~Within three weeks after receipt of such application, plan and specifications, the said Board shall hold a public hearing, notice of which hearing shall be published at least five days prior to the date of such hearing, in a newspaper having circulation within the Town of North Stonington. The cost of publishing such notice shall be paid by the applicant to the Town of North Stonington.~~

(Ord. of 4-26-1962, § 4)

~~Sec. 12-23. — License for mobile home park.~~

~~(a) After such a public hearing has been held, the Board of Selectmen shall issue a license for the establishment and operation of a mobile home park, or for increasing the number of mobile home sites in any existing park, if in their opinion the following requirements will be or have been satisfied:~~

~~(1) No mobile home or trailer site shall be located within 100 feet of any public highway.~~

~~(2) No mobile home or trailer site shall be less than 10,000 square feet in area, and no mobile home or trailer shall be located within 50 feet of any other mobile home or trailer or other structure intended for dwelling purposes.~~

~~(3) Such parks shall have gravel or hard surface roads leading to all mobile homes or trailers, which road shall be 25 feet or more in width, shall be so constructed and maintained as to permit access to fire equipment at all times, and shall have adequate street lighting.~~

~~(4) Receipt by the Board of Selectmen of a certificate in writing from the Town Health Officer stating that the site of the proposed park has been inspected, that the proposed water supply, drainage, and sewerage systems meet the requirements of the State Sanitary Code and are satisfactory in the opinion of said Health Officer. The reasonable cost of such inspection and certificate shall be paid by the applicant to the Town of North Stonington prior to issuance of a license.~~

~~(5) The location and proposed construction of the mobile home park shall be such that, in the opinion of the Board of Selectmen, it will not substantially depreciate the value of real property in the surrounding area.~~

~~(b) If such license is issued, it shall be issued upon payment of the initial fee herein specified, shall be valid from the date of issue until the next succeeding July 1, and shall be renewed annually thereafter on July 1 of each year upon payment of the fee in the amount established by the Town Meeting, provided that there are no existing violations of requirements of this article or of the State Sanitary Code. Provided, however, that if any~~



site is continuously vacant for a period of three months or more, a proportional part of the fee shall be returnable upon demand with proof.

(Ord. of 4-26-1962, § 5)

Sec. 12-24. - Individual mobile homes.

- (a) No person, firm or corporation shall park for occupancy or shall occupy a mobile home parked off the public highways in the Town of North Stonington, other than as is permitted in the Zoning Regulations (as amended) in a mobile home park duly licensed by the Board of Selectmen for temporary use during the construction or significant repair of a residence.
- (b) ~~No person, firm or corporation shall park for occupancy or occupy a trailer other than mobile home off the public highways other than in a mobile home park as hereinabove provided.~~
- (c) ~~Application for such an individual mobile home license shall be made in writing to the Board of Selectmen by the person or persons who use or intend to use such mobile home as living quarters, stating that the mobile home is intended to be occupied for no more than two years with intent of establishing a permanent dwelling on the same premises, shall be accompanied by a non returnable fee in the amount established by the Town Meeting and shall be accompanied by a plan showing the location of a lot on which the mobile home is proposed to be parked, the lot size and location of mobile home on such lot, together with written description of the proposed water supply, drainage, and sewerage disposal systems.~~
- (d) ~~A license for such parking and occupancy of a mobile home for use as living quarters shall be issued by the Board of Selectmen only if in their opinion the following requirements have been or will be satisfied:~~
  - (1) ~~Receipt of an application as aforesaid together with the aforesaid plan and description.~~
  - (2) ~~No mobile home or trailer shall be located within 30 feet of any public highway, nor upon a lot less than 100 feet frontage on such highway, nor upon a lot less than 22,000 square feet in area, and not more than one mobile home or trailer shall be parked on such lot, provided, however, that two or more mobile homes may be joined into one mobile home on such a lot.~~
  - (3) ~~Receipt by the Board of Selectmen of a certificate in writing from the Town Health Officer stating that he has examined the proposed site and that the proposed water supply, drainage, and sewage disposal facilities meet the requirements of the State Sanitary Code and are satisfactory to the Town Health Officer. The reasonable cost of such inspection and certification shall be paid by the applicant to the Town of North Stonington.~~
- (e) ~~If such a license is otherwise to be issued, it shall only be issued upon payment of a fee of in the amount established by the Town Meeting, shall be valid for one year from date of issue, and then shall be renewable for a period of one year upon payment of a like fee, but shall not be renewable thereafter.~~

(Ord. of 4-26-1962, § 6)

Sec. 12-25. ~~Conversion to permanent home.~~

~~Any licensee of an individual mobile home who removes the wheels therefrom and who mounts the mobile home on a continuous masonry foundation to a depth for security against settling may at any time thereafter make application to the Board of Selectmen for a ruling in writing to the effect that such mobile home then qualifies as a permanent dwelling, and if inspection by the Board of Selectmen confirms that the aforesaid changes have been made to the satisfaction of the Board, then such a ruling shall be made. If such a ruling is made, the applicant shall no longer be required to comply with the requirements of Section 12-24 or Section 12-28. Reasonable expenses incurred by the Board of Selectmen in their inspection or inspections in connection with such ruling shall be paid by the applicant to the Town of North Stonington.~~



(Ord. of 4-26-1962, § 7)

Sec. 12-26. — Emergencies.

The Board of Selectmen shall, at their discretion, have full power to license the parking and occupancy of a mobile home for a reasonable period during any emergency resulting from fire or casualty, or to any farmer or other employer who certifies that he is unable to find housing for help necessary to continue his operation, or to any resident who certifies that it is necessary, due to illness or disability, to have relatives close at hand, or to be close at hand to relatives, as the case may be.

(Ord. of 4-26-1962, § 8)

Sec. 12-27. — Existing mobile home parks.

Any mobile home park existing in the Town of North Stonington on April 26, 1962, shall be exempt from the provisions of Section 12-20 through 12-22 except as to increasing the number of mobile home or trailer sites in such park. Provided, however, that the operator of any such park shall, within 30 days after the effective date of this amendment, apply to the Board of Selectmen for a license for the operation of such park, and upon the payment to the Town of North Stonington of a license fee in the amount established by the Town Meeting to cover the period ending on July 1, 1963, shall be granted such a license, which shall be renewable upon payment of an annual fee of like amount payable on July 1 of each year thereafter. Provided, however, that if any mobile home or trailer site is continuously vacant for a period of three months or more, a proportional part of the fee shall be returnable upon demand with proof.

(Ord. of 4-26-1962, § 9)

Sec. 12-28. — Existing individual mobile homes.

Any individual mobile home parked for occupancy in the Town of North Stonington on April 26, 1962, shall be exempt from the provisions of Section 12-24; provided, however, that the owner of any such mobile home shall, within 30 days after such effective date, apply to the Board of Selectmen for a license to occupy such mobile home, which license shall be granted upon the payment to the Town of North Stonington on July 1 of each year of a fee in the amount established by the Town Meeting.

(Ord. of 4-26-1962, § 10)

Sec. 12-29. - Miscellaneous provisions.

- (a) ~~Trailers not used as living quarters.~~ No part of this article shall be construed to govern in any way any trailer other than one used or intended to be used as living quarters by a person or persons.
- (b) ~~Substituting new home for one already licensed.~~ No part of this article shall be construed as prohibiting any owner of a mobile home parked for occupancy in the Town of North Stonington on April 26, 1962, or licensed after such date from substituting a new mobile home for the one already parked or licensed.
- (c) ~~Sale of mobile home; new owner.~~ If the owner of any licensed mobile home shall sell such mobile home together with the lot on which it is parked, the new owner shall have the right to occupy the same, ~~under the then existing license until the expiration thereof, and upon the expiration to renew the license in his own name, if such license would otherwise have been renewable by the former owner.~~



(d) *Sale of lot with mobile home; new owner.* If the owner of any lot on which a licensed mobile home is parked on April 26, 1962, shall sell such lot with such mobile home, the new owner of such lot shall have the right to ~~apply for and be granted a license for occupancy of a mobile home thereon under the provisions of Section 12-24 or Section 12-28 hereof, whichever shall properly apply. occupy the same.~~

(Ord. of 4-26-1962, § 11)

~~Sec. 12-30. — Revocation of license.~~

~~If in the opinion of the Board of Selectmen any of the provisions of or requirements for the obtaining of a license in this article are not complied with, it shall revoke a license previously granted by giving notice thereof to the licensee not less than 60 days prior to the effective date of such revocation. Notice may be given by mail to the address of said licensee, as shown on the assessor's records, by personal delivery or by leaving a copy thereof at the abode of such licensee.~~

~~(Ord. of 4-26-1962, § 12)~~

~~Sec. 12-31. — Failure to obtain license.~~

~~The establishment, maintenance or operation of a mobile home park without a license shall be punishable by a fine of not more than \$5.00 per mobile home or trailer site in such park for each day of maintenance or operation of such park, but shall not exceed a total fine of \$100.00. The occupancy of any individual mobile home or trailer parked off the public highways without a license or in violation of this article shall be punishable by a fine of not more than \$5.00 for each day of such occupancy but shall not exceed a total fine of \$100.00.~~

~~(Ord. of 4-26-1962, § 13)~~

~~State Law reference — Penalties for ordinance violations, G.S. § 7-148(e)(10)(A).~~

## Chapter 14 - PARKS AND RECREATION

### ARTICLE II. - PUBLIC USE OF PARKS AND RECREATIONAL FACILITIES

Sec. 14-22. - Parking operating policy.

- (a) ~~(a)~~ *Opening and closing hours.* ~~Except~~Except as hereinafter expressly permitted, no one shall enter or remain in any park, playground or other facility before 6:00 a.m.
- (b) (c) *Reservations.* Certain facilities or areas in a park may be reserved for the exclusive use of a group of persons for a period of time provided a permit is therefore obtained from the Recreation Commission.

## Chapter 15 - PEDDLERS AND SOLICITORS

### ARTICLE II. - PERMITS

Sec. 15-27. - Exceptions.

This article shall not apply to any salesman selling goods to retail or wholesale stores for resale, nor to any person soliciting funds or selling or taking orders for any goods, wares, merchandise for or on behalf of any



benevolent, educational, philanthropic, humane, patriotic or eleemosynary organization or institution. Any person who has or has had for the 12 months ~~proceeding~~preceding the effective date of the ordinance from which this article is derived a regular place of business or residence within the Town, and any person employed by or soliciting for any person employed by or soliciting for any person that or has had for 12 months preceding the effective date of the ordinance from which this article is derived, a regular place of business within the Town, and any person required to have a State license for the purpose of doing business shall not be required to secure a permit, but all other provisions of this article shall apply to such persons.

**Chapter 16 - PLANNING**

**Sec. 16-1. - Zoning and Planning Commission.**

- (a) The provisions of G.S. ~~ch.~~Ch. 124 (zoning), Revision of 1958, as amended, are hereby adopted.
- (b) The Planning Commission of the Town of North Stonington is hereby designated as the Zoning and Planning Commission of the Town of North Stonington and shall have all the powers and duties of both a planning commission and a zoning commission all as provided by G.S. § 8-4a, Revision of 1958, as amended.
- (c) Such Zoning and Planning Commission shall consist of five members, whose method of selection and removal for cause and terms of office and the manner of filling of vacancies shall be as previously provided except each appointment shall be only until the next regular election.
- (d) Members of the Planning and Zoning Commission shall hold no salaried municipal office.
- (e) There shall be three alternate members of the Planning and Zoning Commission, who shall be electors of the Town of North Stonington, holding no salaried municipal office. Alternate members shall be elected at the bi-annual Town election of the Town of North Stonington to serve for a term of ~~two~~six years. In the event any alternate member of the Zoning and Planning Commission shall cease to be a resident of the Town of North Stonington, his office shall be deemed vacant. A vacancy from whatever cause arising in the office of any alternate member of the Zoning and Planning Commission shall be filled by the Zoning and Planning Commission for the unexpired portion of the term by the appointment of an elector of the Town of North Stonington of the same political party as his predecessor.

(Ord. of 6-3-1963, §§ 1, 2(a)—(c); Ord. of 11-22-1963(1), §§ 1—3; Ord. of 8-20-1970(1), §§ 1—4; Ord. of 9-25-2006, §§ 1—3)

- (d) *Fee schedule (administrative)*: All applications to the Planning and Zoning Commission shall be accompanied by the administrative fee as ~~set forth below~~ established by the Planning and Zoning Commission.

Note: The State of Connecticut General Assembly requires that a municipal agency or legislative body collecting designated land use permit fees add a state fee (~~currently \$30.00~~) to the established fees ~~listed below~~.

<u>Subdivision</u>		<del>\$75.00 + \$100.00/lot</del> <del>\$200.00 min.</del>
<u>Special Permits</u>	<u>Residence</u>	<u>\$160.00</u>
	<u>Home-Occupation</u>	<u>\$160.00</u>
	<u>All others</u>	<u>\$200.00</u>



Site Plan Review	<25Ksq.ft. Bldg >25Ksq.ft Bldg	\$150.00 \$150.00/25K
Zoning Permit	New-SF Home Includes zoning compliance fee	\$100.00
Accessory use < \$3,000.00		\$25.00
Or alteration > \$3,000.00	\$40.00	
Zone/Subdivision Regulation Change		\$200.00
Sign Permit		\$25.00
Zoning Compliance Fee		\$25.00
Zoning Permit Renewal		\$15.00
Lot Line Adjustment and Lot Division		\$75.00
Zoning and Subdivision Regulations		\$35.00 + Tax
Modification to Approved Site Plan		\$100.00

(Ord. of 11-22-1963(1), §§ 4, 6, 8; Ord. of 7-15-1985; Memo of 8-1-2005; Ord. of 12-15-1986(1); Ord. of 11-28-1994; Ord. of 9-8-1997; Amd. of 4-6-2009)

~~Editor's note—At the request of the city, the planning and zoning fees which were effective August 1, 2005, have been included (as of Supplement No. 4) in this Code.~~

**Sec. 16-6. - Designation of the Planning and Zoning Commission of the Town as the Aquifer Protection Agency.**

(1) *Designation and membership.*

- a. In accordance with the provisions of G.S. § 22a-354a, et seq., the Planning and Zoning Commission is hereby designated as the Aquifer Protection Agency (hereafter the Agency) of the Town of North Stonington. The staff of the Planning and Zoning Commission shall serve as the staff of the Agency.
- b. Members of the Planning and Zoning Commission shall serve coexisting terms on the Agency. The membership requirements of the Agency shall be the same as those of the Planning and Zoning including but limited to the number of members terms, method of selection and removal of members, and filling of vacancies.



- c. At least one member of the Agency or staff of the Agency shall complete the course in technical training formulated by the Commissioner of Environmental Protection of the State of Connecticut, pursuant to G.S. § 22a-354v.

## Chapter 18 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES<sup>III</sup>

State Law reference— Authority to regulate streets, G.S. § 7-148(c)(6)(C).

Sec. 18-1. - Construction and acceptance of streets; specifications, etc.

- ~~(h) *Surfacing.* The surface shall consist of two (2) layers of compacted bituminous concrete with a minimum thickness of two (2) inches per layer. Bituminous concrete shall meet State standards.~~
- ~~(i) *Curbing.* Curbing shall be machine-installed with compacted bituminous concrete with either standard curbing or cape cod curbing molds~~
- ~~(h) *Surfacing.* An application of RT 4 oil shall be applied to the roadbed at the rate of three fourths gallon per square yard, followed by sand at the rate of 20 pounds per square yard. After proper curing, the road surface shall be swept clean of all sand and an application of RT 6 oil shall be applied at the rate of one third gallon per square yard, followed by sand at the rate of 25 pounds per square yard. No oiling shall be done when the temperature is less than 50 degrees Fahrenheit.~~
- ~~(i) *Berms.* Berms are to be machine installed on outside edge of road shoulders according to good road building standards. Berms are to be a minimum of six inches in width.~~
- (m) *Existing roads.* The following provisions apply to existing roads:
- (1) *Access improvements.* Whenever any subdivision is proposed for land accessible only by an unpaved street or an existing Town road which does not conform with *minimum requirements of grade, alignment, width, drainage, and construction set forth in this article, or the subdivision or zoning regulations of the Town of North Stonington, and the Board of Selectmen determines that the subdivision plan would be contrary to the public safety unless such road was altered or improved where it fronts the proposed subdivision or beyond the limits of the proposed subdivision, the Board of Selectmen may order the improvement and/or alteration of such road(s) by and at the expense of the developer/sub divider.*
  - (2) *Frontage improvements.* Whenever any subdivision is proposed for land which fronts on an existing Town road which does not conform with the minimum requirements of width and construction set forth in this article, or the subdivision or zoning regulations of the Town of North Stonington, the developer/subdivider shall improve such frontage from the centerline of the road to the required frontage road line, in accordance with the requirements of this article, or the subdivision or zoning regulations of the Town of North Stonington. Where such improvement from the centerline is impractical, the Board of Selectmen may require improvements of comparable value to be performed along the existing road frontage of the subdivision or adjacent frontage impacted by the subdivision. In the alternative, the Board of Selectmen may require that the cost of such improvements shall be paid to the Board of Selectmen, or its designated agent, in lieu of the completion of such improvements by the developer/subdivider. Such payment shall be held in a separate fund to be used exclusively for the improvements of the subject road in ways which directly benefit the future owners of lots in the subdivision. In making the determinations set forth in the ~~proceeding~~preceding two paragraphs, the Board of Selectmen shall take into account the road's ability to handle the increased volumes of traffic which will be generated by the proposed subdivision, the ability of school buses and emergency vehicles to travel the road safely, the drainage conditions of the road, and generally the ability of any vehicle to use the road safely.
  - (3) *Drainage basins.* Drainage basins with designated water courses shall use a design frequency of 50 years for average annual daily stream flows of less than ~~five~~ five c.f.s., and 100 years for average annual daily stream flows greater than five c.f.s. It shall be the applicant's responsibility to adequately demonstrate



whether a stream flow is less than or greater than five c.f.s. using stream gauging stations, published government documents and other acceptable statistical rainfall data as determined by the Town Engineer.

Sec. 18-4. Driveway permits.

- (a) *Definitions.* For the purpose of this section, the term "Town highway" shall include the untraveled portion of the highway right-of-way as well as the traveled portion of the highway and shall include any highway or street maintained by the Town of North Stonington.
- (b) *Permits.* No person shall construct a new driveway, relocate an existing driveway or substantially alter an existing driveway leading onto a Town Highway without first obtaining a permit from the ~~Land Use Department~~. Driveways shall conform to all applicable Zoning and Subdivision Standards. In addition to the approval by the Zoning Official or Planning and Zoning Commission, the application shall be reviewed and approved by the Highway Foreman~~Board of Selectmen~~. In determining the advisability of issuing a permit, the Highway Foreman ~~Selectmen~~ shall include in their consideration the location of the driveway with respect to its effect on highway drainage, highway safety, the width and character of the highway affected, the density of traffic on the highway and the character of the traffic. A \$1,500.00 bond shall be posted for each permit issued, and will be returned at the time of issuance of the certificate of compliance.
- (c) *Driveway specifications.* The selectmen, in coordination with the Planning and Zoning Commission and Highway Department, may establish driveway specifications and other requirements to carry out the purpose of this section.
- (d) *Delegation.* The selectmen may delegate their powers and authority under this section to the foreman of the Highway Department of the Town of North Stonington.
- (e) *Violations.* Any person who violates any provisions of this section may be fined not more than \$25.00 for each offense. Each day that a violation exists shall be a separate offense.

(Ord. of 8-30-1982(2), §§ 1—4; Ord. of 2-7-2005, §§ 1—4)

Sec. 18-7. - Street naming and property numbering.

- (a) *Street naming and property numbering ordinance.* There shall be a systematic and orderly naming and renaming of streets and numbering and renumbering of properties to facilitate the implementation and effective operation of the Emergency 911 system which is mandated by the State of Connecticut General Statutes.
- (b) *Designation of street names and property numbers.* When used in this section, the term street means any street, highway, private road, paper road, pentway, right-of-way and/or thoroughfare. When used in this section, the term property number means a number assigned to a property for a specific identification of that property. The property numbering placement is the responsibility of the property owner.
  - (1) The North Stonington Assessor's Office shall assign property numbers to all property fronting on any street within the Town and may change any and all property numbers. All property number changes will be submitted to the Board of Selectmen for their approval. All future property number changes will be handled under subsection (b)(7). Whenever possible, existing street names and property numbers will be utilized. The town may assign property numbers or names on streets which have not been accepted by the Town. However, this will not be construed as acceptance of that street and as such, the Town's liability will not change.
  - (2) One whole number shall be assigned based on the zoning descriptions in the Town's zoning and subdivision regulation for roadway. Improved and vacant property on each street will be assigned a number when the parcel is approved for development.



- (3) Starting from the point of origin, even numbers will be assigned to properties on the right hand side of the street and odd numbers will be assigned to properties on the left hand side.
- (4) The North Stonington Assessor's Office shall assign property numbers to condominium and apartment complexes. As a general rule each property parcel will be assigned one property number. Internal units will be assigned with sub-numbers or letters, not individual property numbers.
- (5) When rear lots exist or are created in a subdivision, special attention will be given to ensure a sequential numbering system can be maintained.
- (6) New street names in subdivisions shall be proposed by the subdivider, reviewed by the North Stonington Planner's Office and when approved, included as part of a final subdivision plan. The naming of all new streets must be approved by the North Stonington ~~Planner's~~ Land Use Office.
- (7) All property numbering systems proposed by the subdivider will be submitted as part of the subdivision plan and will be reviewed by the North Stonington Assessor's and Planning Office. The North Stonington Land Use ~~Planning~~ Office will then recommend the numbering system or change to the Board of Selectmen/Assessor's Offices for approval. Upon obtaining approval, the North Stonington Land Use ~~Planning~~ Office will notify the North Stonington Assessor's Office, who will notify the appropriate law enforcement department, fire department, postal office, ambulance provider, utility companies, and the 911 numbering database agency.