

**TOWN OF CROMWELL  
BOARD OF SELECTMEN  
SPECIAL MEETING  
MONDAY JULY 18, 2011  
3 P.M. TOWN HALL ROOM 224/5**

**RECEIVED FOR FILING  
7/14 2011 at 3:45 P.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.**

*Carlene DiProto*  
TOWN CLERK

**AGENDA**

- A. CALL TO ORDER**
- B. CITIZEN COMMENTS**
- C. NEW BUSINESS**
  - 1. Discussion and possible action to authorize the issue of a building permit despite delinquent taxes.
- D. ADJOURNMENT**

**§ 99-3 Building permit application procedure.**

A.

Application to the office of the Building Official for the permits, set forth in § 99-2 hereof, shall be on the form prescribed by the office of the Building Official and in accordance with procedures established by that office.

B.

All permits issued are subject to any conditions imposed in the application and may be subject to revocation for violations thereof.

↙ C.

Premises on which taxes are delinquent.

[Added 1-10-1996]

(1)

In accordance with Public Act 95-320, no building permit shall be issued for any premises for which real property taxes, or personal property taxes due on such property used in a business enterprise located on the premises for which such building permit is sought, are delinquent, as follows:

(a)

Such taxes remain unpaid, in whole or in part, for one year past the date upon which such taxes were due; and

(b)

The total unpaid taxes, for the current and any prior tax period(s) combined, exceed 50% of the current annual taxes due for residential real property; or of any combination of real and/or business personal property in the case of a business premises owned by the business seeking such building permit; or of personal business property in the case of a business premises not owned by the business seeking such building permit.

(2)

For the purpose of this Subsection C, "premises" shall be that lot, common-interest community unit, or other applicable interest in real property for which a separate real property tax bill is issued. The foregoing prohibition on the issuance of building permits shall apply only to improvements or expansions of the premises, and shall not apply to any such permit sought for the purposes of repairing damage caused by storm, flood, or other events outside the control of the taxpayer; nor for the purpose of complying with any order issued by any government agency having the legal authority to issue such orders; nor to other construction work the sole purpose of which is to protect, maintain, repair or insure the safety of any building or structure on the premises.

D.

Denial of permit. Any person aggrieved by the denial of a building permit pursuant to the provisions of the foregoing Subsection C may appeal such decision as provided in this Subsection D. Hearings concerning any denial of any building permit hereunder shall be in accordance with Connecticut General Statutes, § 7-152c, as the same may be amended from time to time. The First Selectman shall appoint not more than two persons to serve as hearing officers. No such hearing officer shall be a police officer or employee or person who issues citations. The compensation of the hearing officers shall be set by the Board of Selectmen. In addition to the requirements of Connecticut General Statutes, § 7-152c, all hearings under this chapter shall conform to the requirements for fundamental fairness, rules of evidence and other procedures required by law for administrative hearings involving the denial or revocation of licenses.

[Added 1-10-1996]