



CITY OF NEW LONDON
CONNECTICUT
OFFICE OF DEVELOPMENT & PLANNING

181 State Street
New London, CT 06320
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February 7, 2019

Dear New London Business/Property Owner:

The City of New London has recently adopted a new blight ordinance and updated the property maintenance codes. We wanted to proactively reach out to you to inform you about what the new requirements are and how we can be of assistance in encouraging compliance with the new regulations. The new ordinance will help the City of New London property owners, businesses, residents, and investors to sustain and grow our local economy.

The new ordinances are in effect as of February 7, 2019 with an enforcement date of May 1, 2019 for the "storefront" ordinance and July 7, 2019 date for the "plywood" ordinance. Any owners whose properties are in violation of the plywood ordinance have until July 7, 2019 to install new glass windows or have the plywood covered with an acceptable alternative. The above mentioned ordinances are attached for your review.

The Building Division is tasked with the enforcement of the Property Maintenance Code and the Blight ordinance for the City of New London. The Building Division is located at 111 Union Street. Office hours are Monday thru Friday 8:30 – 4:00. Complaints regarding blight or exterior property maintenance issues can be filed on the City of New London's web site under service request. <http://www.ci.new-london.ct.us/content/8239/8129/default.aspx>

We want to work with you and coordinate resources that may be able to assist you in complying with the new ordinances. We look forward to working with the community on these efforts. If you have any questions or need assistance, please contact the following:

Kenyon Haye
Blight Inspector
New London Building Inspection Division
Phone: 860-440-6642
Email: khaye@ci.new-london.ct.us

Peter Lent
Economic Development Coordinator
Office of Development and Planning
860-437-6309
Phone: 860-447-6309
Email: plent@ci.new-london.ct.us

Sincerely,

Felix J. Reyes
Director of Economic Development & Planning

Attachment A: Plywood Ordinances/ Number 12-17-18-4, Number 12-17-18-5

Attachment B: Storefront Ordinance/ Number 01-07-19-1

Attachment C: Non-Compliant Examples



Equal Employment Opportunity/Affirmative Action Employer

ORDINANCE NUMBER 12-17-18-4

AN ORDINANCE OF THE CITY OF NEW LONDON, CONNECTICUT, PROVIDING FOR A REVISION TO THE CITY'S PROPERTY MAINTENANCE CODE.

WHEREAS, the City of New London (hereinafter "City") has adopted a Property Maintenance Code; and

WHEREAS, the City wishes to amend the Property Maintenance Code regarding the provisions and requirements related to the closing of vacant structures and protective treatment of structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NEW LONDON:

Section 1. That the Code of Ordinances of the City of New London be amended by amending Section 108.2 and Section 304.2 of the City's Property Maintenance Code to read as follows:

Section 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order all openings closed or boarded up so as not to be an attractive nuisance and to protect the interior from damage or deterioration. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. No structure openings boarded in accordance with this Section and Section 304.2 of this code shall remain boarded more than 180 days.

Section 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies and decks shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All temporary boarded openings shall be maintained in accordance with Section 108.2 of this code and painted to match or enhance the façade. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.2.1 Protective treatment of boarding(s). All openings boarded in accordance with Sections 108.2 and 304.2 shall within thirty (30) days of initial boarding be covered and rendered by use of substantially weatherproof material and have the exterior appearance of the openings original design including glazing, frames and trim. All such board coverings must be approved by the code official prior to installation.

Section 2.

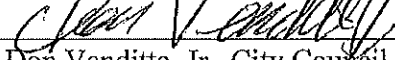
A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

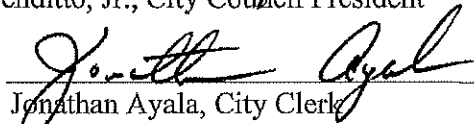
B. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

C. This ordinance shall become effective after its passage as set forth in Section 27 of the City of New London Charter.

Date Approved by City Council: Dec. 17, 2018

Effective Date: Jan. 17, 2019

Signed: 
Don Venditto, Jr., City Council President

Countersigned: 
Jonathan Ayala, City Clerk

ORDINANCE NUMBER 12-17-18-5

AN ORDINANCE OF THE CITY OF NEW LONDON, CONNECTICUT, PROVIDING FOR REVISIONS TO THE CITY'S BLIGHT ENFORCEMENT ORDINANCE.

WHEREAS, the City of New London (hereinafter "City") has adopted a Blight Enforcement Ordinance; and

WHEREAS, the City wishes to amend the Blight Enforcement Ordinance relating to its enforcement, issues regarding abandoned, inoperable or unregistered motor vehicles, and to expand the definition of blight under said Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NEW LONDON:

Section 1. That the Code of Ordinances of the City of New London be amended as follows:

A. That Section 13-152 (Definitions) be revised so that the definition of "*Blight, blighted condition, and blighted property*" reads as follows:

"Blight," "Blighted Condition," and "Blighted Property" shall be interchangeable terms and shall be when violations of the following City ordinances and Property Maintenance Code sections occur under the provisions of this Ordinance:

New London Property Maintenance Code Sections:

- 108.2 Closing of Vacant Structures.
- 301.3 Vacant structures and land.
- 302.1 Sanitation.
- 302.3 Privately Owned Sidewalks and driveways.
- 302.4 Weeds.
- 302.7 Accessory structures.
- 302.8 Motor vehicles.
- 302.9 Defacement of Property
- 304.1 Through and Inclusive of 304.18.3 General Exterior Structure.
- 307.1 Accumulation of rubbish or garbage.

City Ordinances:

- Ordinance re: Storefront Standards

B. That Section 13-156(a) (Enforcement: criminal violations and civil penalties. Criminal Violations) be revised to read as follows:

(a) *Criminal Violations.* Pursuant to General Statute §7-148(c)(7)(H)(xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section V of this Ordinance, willfully violates Section III of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section V. This subsection is designated as a violation pursuant to General Statute §53a-27.

C. That Section 13-158 (Removal of abandoned, inoperable or unregistered motor vehicles) be revised to read as follows:

For all properties declared blighted within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which motor vehicle has remained abandoned, inoperable or unregistered on site for seven (7) days after notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle, the City may arrange for the removal of the vehicle(s).

If after seven (7) days from the date of receipt of any notice the motor vehicle remains on the property, the City shall have the authority to arrange for the removal of the vehicle(s) from said property. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle; provided, however, that if the current owner of the motor vehicle cannot be found, said costs shall be borne by the owner of the property.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within fifteen (15) days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in General Statute §7-152c.

Section 2.

A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

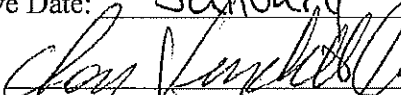
B. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid

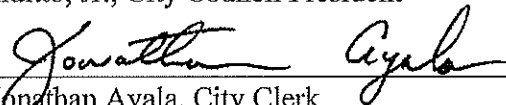
provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

C. This ordinance shall become effective after its passage as set forth in Section 27 of the City of New London Charter.

Date Approved by City Council: DEC. 17, 2018

Effective Date: January 17, 2019

Signed: 
Don Venditto, Jr., City Council President

Countersigned: 
Jonathan Ayala, City Clerk

ORDINANCE NUMBER 01-07-19-1

AN ORDINANCE OF THE CITY OF NEW LONDON, CONNECTICUT, PROVIDING STOREFRONT STANDARDS FOR COMMERCIAL PROPERTIES.

WHEREAS, the City of New London (hereinafter "City") has a large stock of commercial properties within its limits; and

WHEREAS, much of the said commercial properties have high visibility, and are closely located, to public streets and rights of way; and

WHEREAS, the City has adopted a Property Maintenance Code and the Blight Enforcement Ordinance in order to regulate how properties within the City are seen and presented to members of the public and the citizens and guests of the City; and

WHEREAS, General Statute §7-148(c)(7)(A)(ii) provides that the City may regulate the mode of using any buildings within the City for the purpose of promoting the general welfare of the inhabitants of the municipality; and

WHEREAS, General Statute §7-148(c)(10) provides that the City may make all lawful ordinances in furtherance of any general powers as enumerated under General Statute §7-148; and

WHEREAS, regulating how vacant properties and/or properties under construction and renovation look visually to the public and to neighboring and surrounding properties increases the value and esteem of the subject properties, neighboring properties, and the City as a whole; and

WHEREAS, whereas the City wishes to protect the welfare and property values of all of its properties, property owners, citizens and guests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NEW LONDON:

Section 1. That the Code of Ordinances of the City of New London be amended by adding a section to read as follows:

A. When commercial property is finished and vacant or under construction and has windows that face out onto a public street or right of way, the owner of said commercial property shall be required to keep the said property, and its interior, pursuant to one of the following criteria:

(1) Visually unblocked from the public street or right of way only if the interior space that can be seen from the public street or right of way is finished and kept neat and clean and free of all debris, tools, building materials and/or construction activity;

(2) Cover any and all windows facing out to a public street or right of way with vinyl graphics which shall conform to one of the following types:

- a. A translucent etched glass film style;
- b. A zero transparency black window tint style; or
- c. Vinyl graphic art or marketing designs which may identify the space as available for rent and may include contact information for the owner, property manager and/or real estate agent.

Any vinyl graphics chosen pursuant to this subsection shall be of the same and identical type or style in all windows in the same commercial space, the intent being uniformity in style and appearance for the same property; or

(3) Display visual art in any and all windows facing out to a public street or right of way. Said visual art shall include sculptures, paintings, photography, video displays and murals, with all other space being kept neat and clean and free of all debris, tools, building materials and/or construction activity. If an owner chooses to display visual art under this subsection, the owner may be allowed to use temporary finished partitions upon which visual art may be hung or displayed.

(B) Notwithstanding the requirements of Section (A) herein, if commercial property and space is under construction and has windows that face out onto a public street or right of way, the owner shall have the option of utilizing black masking paint, or a similar paint, that has a zero transparent finish to completely cover any and all windows.

(C) The following materials and/or covers shall not be permitted in any windows in commercial property and space that face out onto a public street or right of way, whether said commercial property and space is vacant or occupied:

1. Construction paper;
2. Blank or incomplete painters canvas;
3. Trash bags or other plastic sheets or coverings;
4. Tarps;
5. Hand-written signage;
6. Real estate signage that is not hung on any glass and properly centered in any window; or
7. Displays that are out of season.

Section 2.

A. Any person who violates any provision of this ordinance shall receive a citation and be fined Two Hundred Fifty (\$250.00) Dollars.

B. Each day on which a violation occurs or continues after the time for correction of violation given in any order has elapsed shall be considered a separate violation of this ordinance.

C. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

D. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

E. This ordinance shall become effective after its passage as set forth in Section 27 of the City of New London Charter.

Date Approved by City Council: January 7, 2019

Effective Date: February 7, 2019

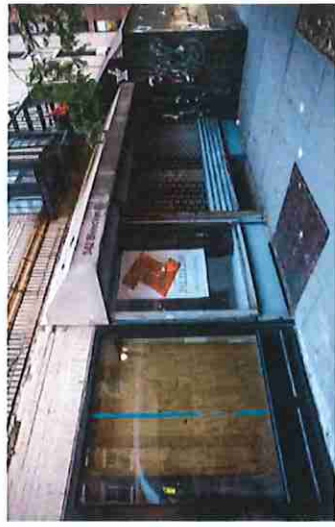
Signed: Don Venditto, Jr.
Don Venditto, Jr., City Council President

Countersigned: Jonathan Ayala
Jonathan Ayala, City Clerk

Below are examples of unacceptable storefront conditions. The examples below are not located in New London but gives clear a visual on what will not be accepted for commercial storefronts.



Construction Paper



Plywood



Damaged Storefront



Tarps & Canvas



Distressed Storefront



Comparison of acceptable vinyl vs. hand painted