

AN ORDINANCE REGULATING THE ISSUANCE OF BUILDING PERMITS

SECTION 1. No building permit shall be issued for the erection of any building or structure, other than farm or accessory buildings, in any subdivision or resubdivision in the Town of Plainville not approved by the Planning Commission of Plainville or on any lots abutting on unaccepted highways or streets in the Town of Plainville.

SEC. 2. Section 1 shall not be applicable in case where prior to the effective date of this ordinance, the lot upon which the building or structure is to be erected had been sold to a bona fide purchaser by the person, partnership or corporation laying out such subdivision, or resubdivision or such street.

Section 1 shall be applicable, however, to any lots which such person, partnership or corporation or its successor in interest owns on or acquired subsequent to, the effective date of this ordinance. For the purposes of this section successor in interest means any person, partnership or corporation succeeding to the ownership of all the predecessor's unsold land in any unapproved subdivision or resubdivision or abutting on any unaccepted highway or street if such land consists of three or more lots.

SEC. 3. Any person denied a building permit by reason of Section One may appeal to the Planning Commission of Plainville. The Planning Commission shall hold a public hearing on such appeal, notice of the hearing to be given not less than seven days prior thereto in a newspaper of general circulation in Plainville. The Commission shall by majority vote of those members present at such hearing determine whether or not Section 1 is applicable to such person. The Commission shall also have the power by majority vote of those members present at such hearing to grant to such person an exception to the application of Section 1, if the Commission finds that such person will suffer undue or exceptional hardship by virtue of the application of Section 1. In all instances of appeal requesting an exception to the application of Section 1 the person appealing shall pay a fee of \$5.00 at the time of filing of such appeal.

Approved, January 25, 1954 T.M.R., III, 84