

4.3 Permits Required Prior to Development

A permit shall be obtained for all activities listed in section 4.1, prior to the start of any development, construction, site work or commencement of a land use activity.

4.4 Permits Issued After Appropriate Review

All permits shall be obtained from the Code Enforcement Officer after meeting the appropriate review requirements established in this Ordinance.

4.4.1 The applicant shall obtain a permit from the Code Enforcement Officer within ~~one-year~~ **two years** from the date the Planning Board approved a planning board review or site review application.

4.4.2 For demolition permits, a historically significant structure may be subject to a demolition delay of 30 days allowing the CEO to determine if the structure proposed for demolition is a historic resource.

The following criteria shall be used to determine if a building is significant:

- (1) The building is listed or **be eligible for** listing on the State or National Register of Historic Places, or is partially or completely within the boundaries of an area so listed; or
- (2) The building has documented associations, with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City, the state or the nation.

4.5 Plumbing and Subsurface Wastewater Permits

An internal plumbing permit and a subsurface wastewater permit shall be obtained for all land use and construction activities or the applicant shall submit a statement to the Code Enforcement Officer indicating that the structure for which the application is made does not require an internal plumbing or subsurface waste water permit as per the ordinances and regulations of the City of Gardiner or state law or regulation. Activities served by city sewer are not required to obtain a subsurface wastewater permit.

4.6 Public Sewer and Water Permits

Permits shall be obtained for the construction, enlargement, repair and installation of public sewer and water pipes and structures as per applicable city ordinances.

4.7 Expiration of Permit

A permit secured under the provisions of this Ordinance shall expire if the work or change is not commenced within one year of the date on which the permit is granted, and if the work or change is not substantially completed within two years of the date of the permit. The applicant shall be required to obtain a new permit including any required review for any expired permit.

4.8 Permit Fees

A non-refundable permit fee and review fee established by the Gardiner City Council shall be paid.