

Town of Springfield  
Unsafe Building Order  
Springfield Code, Chapter 8, Article II

To (Property Owner): Sheila Fredyma  
720 Harris Road  
Baltimore, VT 05143

Building Locations: 316 South Street, Springfield, VT 05156  
Parcel I.D.: 033/2/23

Whereas, on February 27, 2023 Paul Stagner, Chief, Springfield Fire Department presented to the Springfield Selectboard his complaint that the damaged structure at 316 South Street may be unsafe in violation of Springfield Town Code, and as a result of such complaint, pursuant to Springfield Code Section 8-23, the Selectboard designated a committee consisting of Chief and Health Officer Paul Stagner, Deputy Chief and Deputy Health Officer John Clafin, and David T. Hindinger, III, PE SE, a Vermont Licensed Structural Engineer (hereinafter the "Committee"), with the direction that the Committee inspect said building and file a report to the Selectboard.

Further whereas, on March 27, 2023, the Selectboard received the report of the Committee, a copy of which is attached, with Committee member Paul Stagner present, the Selectboard examined the report and Committee members and the Selectboard determined as follows:

Findings

Because of faulty construction, abandonment, decay, lack of proper or any other cause, the structure is susceptible to fire and constitutes a fire hazard. The structure has been damaged by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the people of the Town. The structure has parts thereof which are so attached that they may fall or injure members of the public or property. The structure, by reason of age, neglect, want of repair, action of the elements, destruction, either partial or total, by fire or other casualty or cause is dilapidated, ruinous, decayed, filthy, abandoned, unstable or infested with vermin or dangerous so as to constitute a material menace or danger in any way to adjacent property or to the public.

Further, the structure parts of which, exclusive of the foundation, show thirty-three and one-third (33 1/3) percent or more of damage or deterioration of the supporting member or members or fifty (50) percent of damage or deterioration to the non-supporting, enclosing or outside walls or covering.

The Springfield Selectboard finds that the building and related structures as set forth herein are determined to be dangerous or structurally unsafe as defined in Springfield Code Section 8-19 and is declared to be a public nuisance and shall be demolished and repaired as set below.

Order and Notice

Based upon the Findings and pursuant to Springfield Code Section 8-24, the Springfield Selectboard orders as follows:

- 1) Order that the structure be **vacated immediately**.
- 2) Order that the structure be **Demolished within 90 days of this order**.

Enforcement

Pursuant to Springfield Code Section 8-30, the Selectboard may enforce the terms of the order either by resorting to appropriate judicial remedy, where such remedy is available or by correcting the defect or causing the building or structure to be demolished, paying the cost and recovering the cost from the owners. In the event that the Town resorts to remedy, it shall have a lien against the remaining real property to recover its costs. Such lien to be enforced consistent with the provisions for enforcement of liens under 9 V.S.A subsection 1924.

Right to Appeal

Pursuant to Springfield Code Section 8-27 any party entitled to notice of the Order may appeal the Order of the Selectboard at any time within ten (10) days of receipt of this Order, or within ten (10) days of the last date of publication, if service of notice is by publication, by filing a Notice of Appeal, in writing, with the Springfield Town Clerk at 96 Main Street, Springfield, Vermont 05156. Upon the filing of a Notice of Appeal, the Selectboard shall at their next regular meeting or at a special meeting take testimony, make findings and issue an Order on appeal.

Springfield Selectboard

Dated: 3/27/2023

Kurt C. Morris

Dated: 03/27/2023

SC

Dated: 3/27/2023

David T. Hindinger III

Dated: 3/27/2023

Ereest Hamel