

## **14.07 Violations**

### **A. Complaints about prohibited use**

Any person who desires that the Town take action to cure a use of land that is noxious, offensive or detrimental to the public or the owners or occupants of adjacent property or prejudicial to the general welfare of the community or otherwise prohibited by this Ordinance must file a signed written complaint with the Building Inspector or Zoning Administrator, who shall process such complaint under the provisions of this Article. The Building Inspector or Zoning Administrator shall acknowledge receipt of such complaint within two weeks.

### **B. Notice and Order**

The Building Inspector or Zoning Administrator shall serve a Notice of Violation and Order to the owner or to any other person responsible for the erection, construction, reconstruction, conversion, alteration of a structure or change in use, increase in intensity of use, or extension or displacement of use of any structure or lot in violation of any approved plan, information or drawing pertinent thereto; or in violation of a permit or certificate issued under the provisions of this Ordinance. Such order shall direct the immediate discontinuance of the unlawful action, use or condition and the abatement of the violation.

### **C. Owner to secure site from hazards**

Any owner who has been served with a Notice of Violation and Order and ceases any work or other activity, shall not leave any structure or lot in such a condition as to be a hazard or menace to the public health, safety or general welfare.

### **D. Prosecution of violation**

If the Notice of Violation and Order is not complied with promptly, the Selectmen shall institute the appropriate action or proceeding at law or in equity to prevent any unlawful action, use or condition and to restrain, correct, or abate such violation.

### **E. Penalties**

Any person, firm or corporation violating any of the provisions of this Ordinance, shall for each violation, upon conviction thereof, pay a fine in accordance with RSA 676:17 I (b) of Two Hundred Seventy-five Dollars (\$275) for the first day that a violation is permitted to exist after receipt of a Notice to remove the same. Each day of violation shall constitute a separate offense. For each day that such violation is found to continue after the conviction date or after the date on which the violator receives written notice from the municipality that the violator is in violation, whichever is earlier, such person, firm or corporation shall pay a fine of Five Hundred Fifty Dollars (\$550).

### **F. Imminent Hazards**

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Notwithstanding the above procedures, when the Board of Selectmen or Health Officer determines that a structure or use poses an imminent hazard to public health or safety, the Board of Selectmen or Health Officer may issue a cease and desist order or initiate other appropriate action or proceeding at law or in equity to address the imminent hazard.

## **G. Violations visible from public streets**

Notwithstanding the above procedures, if the Building Inspector or Zoning Administrator observes a violation from a public street in the ordinary course of their work, and said official, in said official's sole opinion, deems the violation to be flagrant and egregious, that official may take any action to address the violation, including, but not limited to, issuing a cease and desist order.