

ORDINANCE FOR A NEW SCHEDULE OF ZONING FEES

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The revised zoning fee schedule shall be as follows:

Zoning Permit / Certificate of Zoning Compliance

New Primary Building (up to 4 inspections):	\$100
Re-inspections:	\$25 each before Zoning Certificate
New or addition to accessory/secondary building or addition to primary building: (i.e. barn, garage, in-ground pool, deck)	\$25
Minor accessory structure: (i.e. storage shed, solar panels)	\$10
Temporary Certificate of Zoning Compliance	\$100
Interior Renovations:	\$10
Home Occupation	\$25
Release letter from Land Records	\$100
Sign permit	\$25 per application to ZEO

Applications to Planning & Zoning Commission

Site Plan Application/Modification	
With site improvements:	\$200 + fee for legal notice of decision
With no site improvements:	\$100 + fee for legal notice of decision
Special Permit Application/Modification:	\$100 + fee for public hearing legal notices
Zone Change Application:	\$100 + fee for public hearing legal notices
Regulation Amendment Application:	\$100 + fee for public hearing legal notices
Subdivision Application:	\$100 per lot, minimum \$600 + fee for public hearing legal notices
Subdivision Modification:	\$150 per lot modified + fee for public hearing legal notices
Fee for Legal Notice Publication:	\$450 for public hearing legal notices \$150 for legal notice of decision only

Professional Review / Consultants

Subdivision applications with new or rebuilt roads, drainage and other site improvements:	
Review of design:	\$250 per lot shall be escrowed at time of application with the Town and utilized as provided below.
Supervision of construction:	4% of estimated costs, \$500 minimum, shall be escrowed at time of final plan submission with the Town and utilized as provided below.
Legal review pertaining to deeds, easements, and bonding agreements:	\$500 shall be escrowed at time of final plan submission with the Town and utilized as provided below.

Financing of Special Studies: In addition to the required application fees, applications requiring environmental, traffic, engineering and/or other expertise deemed by the Planning and Zoning Commission to be beyond the expertise of Town staff to review adequately may require an independent professional study or consultation necessary for the Commission to decide the issue before it. In such cases, the Commission may require an applicant, as a condition of processing its application, to pay for the cost of such study or consultation, and the applicant shall be required to place an amount (up to \$10,000.00) estimated by the Planning and Zoning Commission or Town Planner into an escrow fee account within ten (10) days of the applicant's receipt or notice of the estimate. Such escrow shall be maintained and utilized as provided below.

Escrow Procedures: Escrowed funds shall be held by the Town and may be comingled with other Town funds so long as the Town maintains a separate internal account for each matter for which funds have been escrowed pursuant to this Ordinance. Costs occurred by the Town for services, reviews or studies for which escrowed funds have been collected will be charged to such funds as they are incurred. Should there be additional costs in excess of escrowed funds, the balance shall be paid by the applicant before issuance of any permits. A current accounting for the expenditure of escrowed funds shall be available to an applicant with 72 hours advance written request of the Town Building Department and will be provided to an applicant upon completion of a matter. Any balance of escrowed fees in excess of the actual costs shall be refunded to the applicant upon completion of a matter.

Applications to Zoning Board of Appeals

Variance and Special Permit:	\$150 + fee for public hearing legal notices
Appeal of ZEO Decisions	\$150 + fee for public hearing notices
Application not requiring public hearing	\$150 + fee for legal notice of decision only
Fee for Legal Notice Publication:	\$450 for public hearing legal notices \$150 for legal notice of decision only

NOTE: Fees listed in this ordinance do not include any State fees per CGS 22a-27j as amended.

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Adopted: 1/2/02	
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