

TOWN OF HARWINTON
 SPECIAL TOWN MEETING
 JUNE 17, 2008

ORDINANCE AMENDING THE ZONING COMMISSION
 APPLICATION FEE SCHEDULE

Section 1. Authorization.

This Ordinance is adopted pursuant to Connecticut General Statutes §§8-1c, 22a-42a(e), as amended, and amends the following Harwinton Ordinances:

- (a) Ordinance Concerning Fee Schedule, No. 82 (1990);
- (b) Ordinance Increasing Zoning Board of Appeals Application Fees, No. 99 (1998);
- (c) Ordinance Amending Land Use Application Fees, No. 102 (2000);
- (d) Ordinance Amending Land Use Application Fees, No. 114 (2004).

Section 2. Application Fee Schedule Amended.

The following application fee schedule, adopted by the Zoning Commission (the "Commission") as part of its revised regulations (the "regulations") is hereby adopted by Ordinance:

(Italicized items in parentheses to be deleted, bold and in brackets to be added)

FEE SCHEDULE

Fee for: Zoning Permit where no Site Plan Review is required	\$5.00 for each \$1,000 (or fraction thereof) of fair market value of the permitted construction, i.e., sheds, pools, etc. Minimum fee - \$10.00 Maximum fee - \$30.00
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Zoning Permit with Site Plan Review:	\$5.00 for each \$1,000 (or fraction thereof) of fair market value of the permitted construction. Maximum fee - \$100.00
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THE FOLLOWING FEES ARE IN ADDITION TO THE FEE FOR A ZONING
 PERMIT

Fee for: Special Permit or other Permit involving a Public Hearing plus Site plan review, if appropriate	(\$180.00) [\$200.00] The Special Permit fee is used to defray the cost of newspaper notice publication and other costs associated with conduct of a public hearing. (plus \$30 state DEP fee).
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Site Plan Review:	\$300.00 for \$100,000 value or less;
Retail Service Zone, Light	\$500.00 for more than \$100,000 value up to \$500,000 value
Industrial Zone, Planned	\$200.00 additional for each \$100,000
Multi-Family Zone, Planned	
Retail Service Zone, Planned	
Industrial Park Zone	

Site Plan Review where required for all other zones:	\$200.00
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Petition to establish or change Zoning District Boundary Lines

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|---|------------------------|
| a. For any single family, Residential zoning districts (CR, TR, LH zones) | \$500.00 |
| b. For all other Zoning Districts (RS, LI, PMF, PIP, FH) | (\$750.00) [\$1000.00] |

Petition for change to Zoning Regulations (text)	\$500.00
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Fee for: Erosion and Sediment Control Plan Inspection	\$50.00 for each inspection
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Site Inspection that does not include soil and erosion control, i.e., set back inspections	\$25.00 per inspection
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Fee for: Home Occupation and Professional Office	\$200.00 Special Permit fee plus \$25.00 annual renewal
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Fee for: Bed and Breakfast	\$300.00 Special Permit fee plus \$50.00 annual renewal
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Fee for Certificate of Compliance	\$50.00
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\$30.00 State fee PA92-235 amended by PA04-144 to be collected for each application.

IF PROPERTY OWNER DOES NOT COME INTO COMPLIANCE, A CEASE AND DESIST ORDER WILL BE ISSUED AND INSPECTION AND REVIEW FEES WILL BE CHARGED AT THE RATE OF \$50.00 PER HOUR (OR A FRACTION THEREOF).

Pursuant to Ordinance 102, effective 10-12-00, SURCHARGE FEES:

(a) When the actual cost of processing an application exceeds the base application fee due to the need for outside consultant services, the Planning Commission, Zoning Commission, and Inland Wetlands and Watercourses Commission may charge the applicant an additional surcharge fee to cover the estimated reasonable cost of such consultant services. Any portion of the estimated surcharge fee not expended by the Town on such services shall be refunded to the applicant.

(b) In addition the Planning Commission, Zoning Commission, and Inland Wetlands and Watercourses Commission may charge the applicant an additional surcharge fee to cover the actual, reasonable cost of outside consultant services required to review and inspect a project once an approval has been issued in order to ensure compliance with the regulations and conditions of approval.

Section 3. Effective Date.

This Ordinance shall take effect fifteen(15) days after publication of a summary of its provisions in accordance with Connecticut General Statutes §7-157(b) and shall ratify and confirm all fees charged by the Commission pursuant to the above fee schedule.

ADOPTED BY TOWN MEETING HELD: June 17, 2008.

PUBLISHED IN THE Republican-American June 19, 2008.

EFFECTIVE DATE: July 4, 2008.

HARWINTON TOWN RECORDS: VOLUME 7 PAGES 267-269.

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AMENDED BY ORDINANCE 138, 145