

TOWN OF HARWINTON
SPECIAL TOWN MEETING
Tuesday, January 21, 2014, 7:00 p.m.

ORDINANCE AMENDING THE ZONING COMMISSION
APPLICATION FEE SCHEDULE

Section 1. Authorization.

This Ordinance is adopted pursuant to Connecticut General Statutes §8-1c and §22a-42a(e), 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);
- (e) Ordinance Amending Inland Wetlands Commission Application Fee Schedule, No. 25(2008);
- (f) Ordinance Amending the Zoning Commission Application Fee Schedule No. 126 (2008);
- (g) Ordinance Concerning Building Permit Fees, No. 127 (2008);
- (h) Ordinance Amending Land Use Permit Fees, No. 131 (2009); and
- (i) Ordinance Increasing Building, Planning, Zoning and Inland Wetlands Commission Permit Fees to Pay for Use of the "PermitLink" System, No. 138 (2012).

Section 2. Application Fee Schedule Amended.

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

FEE SCHEDULE

Zoning Permit: \$5.00 for each \$1,000 (or fraction thereof) of fair market value of the permitted construction.
Minimum fee - \$35.00 / Maximum fee - \$125.00

THE FOLLOWING FEES ARE IN ADDITION TO THE FEE FOR A ZONING PERMIT

Fee for:	\$200.00. The Special Permit fee is used to
Special Permit or other	defray the cost of newspaper notice publication and
Permit involving a	other costs associated with conduct of a public hearing
Public Hearing plus	(plus state DEEP fee).
Site plan review, if appropriate.	

Petition to establish or change
Zoning District Boundary Lines

- a. For single family
Residential Zoning Districts
(CR, TR, LH) \$500.00
- b. For all other Zoning
Districts (RS-A, LI-A,
PMF, MF, RS-B, PIP, LI-B, FH) \$1000.00

Petition for change to Zoning
Regulations (text) \$500.00

Fee for:
Erosion and Sediment
Control Plan Inspection
and Set Back Inspection \$35.00 for all ZEO Inspections

Fee for:
Home Occupation and
Professional Office \$200.00 Special Permit fee plus \$25.00 annual renewal

Fee for:
Bed and Breakfast \$300.00 Special Permit fee plus \$50.00 annual renewal

Fee for Certificate of Compliance \$50.00

\$60.00 State DEEP fee as per C.G.S. §22a-27j to be collected with 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).**

Fees: The schedule of fees to be charged for applications shall be as set forth in Addendum A of
the Zoning Regulations.

In addition, estimated fees for outside consultant services required to review and inspect a project
shall be paid at the time the application is received. If the appropriate fee is not paid when due,
the application shall be deemed incomplete and may be denied for that reason.

In accordance with the Harwinton Ordinances, Base Application Fees shall be considered the
minimum application fee required for a routine application. When the anticipated cost of
processing an application exceeds the base application fee due to the need for additional outside
consultant services, beyond the standard fees, the Zoning 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. In addition, the Zoning 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 with approval contingent upon final payment of those fees

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: January 21, 2014.
PUBLISHED IN THE Republican-American, January 24, 2014.
EFFECTIVE DATE: February 8, 2014.
HARWINTON TOWN RECORDS: VOLUME 8 PAGES 102 - 104.