



EASTON PLANNING & ZONING COMMISSION

225 CENTER ROAD
EASTON, CONNECTICUT 06612
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October 3, 2022

Dr. David Bindelglass
First Selectman
225 Center Road
Easton, Connecticut 06612

Re: Planning & Zoning Commission Recommended Changes to the Municipal Land Use Fee Schedule

Dear Dr. Bindelglass:


The Planning and Zoning Commission has developed recommended changes to the Municipal Land Use Fee Schedule. The attachment, "Proposed Changes to the Municipal Land Use Fee Schedule," illustrates the proposed changes to the types of permits to which a fee is charged, the current fee charged, and the proposed new fee. The attachment, "Municipal Land Use Fee Schedule," is the proposed fee schedule resulting from the proposed changes.

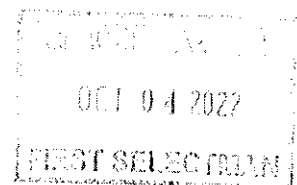
It is important to note, the fee schedule has not been updated since before the major update to the Zoning Regulations took effect on July 27, 2019. As such, there are several permits in the fee schedule that are no longer used and will be deleted, as well as several new permit types that will be added. In recognition that the Town would like to promote and encourage agriculture, there are specific permit types for agriculture-specific structures with lower fees to ease the financial strain on our farmers. Additionally, there are new fees to account for reviews and determinations that must be made by the Land Use Office as part of normal business as well as a publication fee to help offset the high costs associated with statutory notice requirements.

As you are aware, this schedule of fees is set by Town Ordinance requiring review at the Town Meeting and subsequent vote. The Commission requests the consideration of the Board of Selectmen to accept the attached Municipal Land Use Fee Schedule as a topic on the agenda for discussion and possible action at the next Town Meeting.

Should you have any questions or concerns with this request, please contact Justin Giorlando, Land Use Director.

Sincerely,


Raymond Martin, Chairman
Planning & Zoning Commission



Proposed changes to the established fees for the processing of applications by the Planning and Zoning Commission and Zoning Board of Appeals:

<u>FEE TYPE</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Zoning permit*	\$1.50 per \$1,000	\$1.50 per \$1,000
Zoning permit – minimum*	\$25	\$25
(NEW) Zoning Permit for Agriculture*		\$25
(NEW) Floodplain Permit*		\$75
Sign permit*	\$25	\$25
Temporary zoning permit*	\$25	\$25
Conditional zoning certificate of compliance	\$25	DELETE FEE
Final Zoning certificate of compliance* <u>/Inspection</u> <u>/Reinspection</u>	\$25	\$25
Amended Plan of Conservation and Development*	N/C	\$500
Amended Zoning Regulations text*	\$500	\$500
(NEW) Zone Change*		\$500
(NEW) Site Plan*		\$150
(NEW) Site Plan for Agriculture*		\$25
Special permit* – minimum	\$200	\$200+\$1.50 per \$1,000
(NEW) Special Permit for Agriculture*		\$200
Special permit – less than \$1,000,000	\$1.50 per \$1,000	DELETE FEE
Special permit – \$1,000,000 plus	\$1 per \$1,000	DELETE FEE
Special permit – gravel removal/municipal	\$250	DELETE FEE
Special permit – gravel removal/state	\$10	DELETE FEE
Special permit – Affordable housing* apartment	\$200	\$100+\$100 per unit
Accessory apartment*	\$200	\$200
Affordable apartment	\$20	DELETE FEE
(NEW) Home Based Business*		\$100
Subdivision*	\$500	\$500+\$200 per lot
Plus per lot	\$200	DELETE FEE
Application to Zoning Board of Appeals – Variance*	\$200	\$200
Application to Zoning Board of Appeals – Appeal*		No Charge
Inspection Fee (NO STATE FEE)		\$30

Proposed changes to the established fees for the processing of applications by the Planning and Zoning Commission and Zoning Board of Appeals (continued):

<u>FEE TYPE</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Inspection Fee – Post Stop-Work Order (NO STATE FEE)		\$100
Lot Line Revision (NO STATE FEE)		\$100
First Cut Division of Land (NO STATE FEE)		\$100
Building Lot Determination (NO STATE FEE)		\$100
Map Review for Land Records Filing (NO STATE FEE)		\$30
Revised Plan (NO STATE FEE)		\$100
Permits-After-the-Fact*		Double Required Permit
Publication Fee (NO STATE FEE)		\$100

* In accordance with Sec. 22a-27j of the CT General Statutes, as the same may be amended from time to time, an additional fee of \$60.00 (sixty dollars) be collected for remittance to the State

§ 290-1. Fee schedule. [Amended TO BE DETERMINED]

Pursuant to § 8-1c of the Connecticut General Statutes, the following fees are established for the processing of applications by the Planning and Zoning Commission and Zoning Board of Appeals:

<u>FEE TYPE</u>	<u>Proposed Fee</u>
Zoning permit*	\$1.50 per \$1,000
Zoning permit – minimum*	\$25
Zoning Permit for Agriculture*	\$25
Sign permit*	\$25
Temporary zoning permit*	\$25
Zoning certificate of compliance*/Inspection/Reinspection	\$25
Amended Plan of Conservation and Development*	\$500
Amended Zoning Regulations text*	\$500
Zone Change*	\$500
Site Plan*	\$150
Site Plan for Agriculture*	\$25
Special permit*	\$200+\$1.50 per \$1,000
Special Permit for Agriculture*	\$200
Affordable housing*	\$100+\$100 per unit
Accessory apartment*	\$200
Home Based Business*	\$100
Subdivision*	\$500+\$200 per lot
Application to Zoning Board of Appeals – Variance*	\$200
Application to Zoning Board of Appeals – Appeal*	No Charge
Inspection Fee (NO STATE FEE)	\$30
Inspection Fee – Post Stop-Work Order (NO STATE FEE)	\$100
Lot Line Revision (NO STATE FEE)	\$100
First Cut Division of Land (NO STATE FEE)	\$100
Building Lot Determination (NO STATE FEE)	\$100
Map Review for Land Records Filing (NO STATE FEE)	\$30
Revised Plan (NO STATE FEE)	\$100
Permits-After-the-Fact*	Double Required Permit
Publication Fee (NO STATE FEE)	\$100

* In accordance with Sec. 22a-27j of the CT General Statutes, as the same may be amended from time to time, an additional fee of \$60.00 (sixty dollars) be collected for remittance to the State