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# Schedule of Fees/Land Use Applications

## TOWN OF EAST WINDSOR

The following ordinance was adopted at a Special Town Meeting duly warned and held on June 15, 2000. Said ordinance shall become effective fifteen (15) days from the publication thereof.

“AN ORDINANCE CONCERNING THE ADOPTION OF A SCHEDULE OF FEES FOR THE PROCESSING OF LAND USE APPLICATIONS BEFORE THE PLANNING & ZONING COMMISSION”

Ordinance No. 99-4 is repealed, and this ordinance is substituted in lieu thereof

2. Pursuant to the provisions of Section 8-1c of the Connecticut General Statutes, as amended, there is hereby established the following schedule of fees for processing various land use applications before the Planning and Zoning Commission:

### PLANNING AND ZONING APPLICATION FEE SCHEDULE

	TYPE OF APPLICATION	BASE FEE	ADDITIONAL FEES
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**Site Plan:**

Commission Action	\$160.00 + 1.5 (\$0.15) cents per square foot of "proposed impervious surface" over 5,000 sq. ft.
Staff Action	\$140.00 + 1 (\$0.01) cent per square foot of "proposed impervious surface" over 5,000 sq. ft.

**Special Permit:** \$240.00 + 1.5 (\$0.15) cents per square foot of "proposed impervious surface" over 5,000 sq. ft. All excavation activities approved under section 12 of the regulations shall be charged \$240.00 +  $3/10$  <sup>ths</sup> of 1cent (\$.003) per square foot of disturbed area.

**Subdivision/Resubdivision** \$240.00 + \$30.00 for each lot created in excess of two + 50 cents per linear foot of new roadway/\$200.00 minimum. When a Rear Lot is proposed an additional fee of \$40.00 per lot shall be charged.

**Zone Change - Map** \$340.00 or \$5.00 per acre, whichever is greater

**Regulation Change - Text** \$240.00 + \$20.00 per page word processing fee (3)

**Plan of Conservation and Development Amendment** \$240.00 + \$20.00 per page word processing fee (3)

### INSPECTION FEES

**Site Plan & Special Permit**

Erosion & Sedimentation Control	\$20.00 per site visit (1)
Bond reduction inspection	
Progress	\$20.00 per site visit (1)
Final	\$20.00 per site visit (1)

**Subdivision/Resubdivision**

Erosion & Sedimentation Control	\$20.00 per site visit (1)
Bond reduction inspection	
Progress	\$20.00 per site visit (1) \$50.00 per site visit where a new road or public facilities exist (2) \$20.00 per site visit where no new public improvements exist
Final	\$20.00 per site visit (1) \$100.00 per site visit where a new road or public facilities exist (2) \$40.00 per site visit where no new public improvements exist

- (1) A minimum of one inspection for both E & S and Bonds shall be paid for with the Zoning Permit application. Additional inspection fees shall be paid prior to the issuance of a "Certificate of Occupancy".
- (2) Public facilities include the following: sanitary sewer, storm drainage systems including yard drains and detention basins proposed to be turned to over the Town.
- (3) Word processing fee may be waived if approved changes are provided, properly formatted, on disk in current MS Word format.  
**Proposed Impervious Surface:** Means any new impervious surfaces to be constructed on a site and shall include proposed additions or new construction that may cover existing impervious surfaces.

### Amendments

Applications for amendments to **any plan** approved **less than one year** prior to application for the amendment shall be charged at 100% of the above **base fee**. The fee for any new or modified area shall be charged at the fee per square foot indicated above.

Applications for amendments to **any plan** approved **greater than one** year prior to application for the amendment shall be charged at 100% of the above base fee. The fee for any new or modified area shall be charged at the fee per square foot indicated above.

### **Inspections**

Site inspections for bond reductions shall be conducted when requested by the applicant and shall be chargeable at the above fee(s) **per staff person in attendance**.

Site inspection for erosion and sedimentation control shall be conducted when requested by the applicant or the Town Planner, Zoning Enforcement Officer or Town Engineer. Such inspections shall be chargeable at the above fee(s) **per staff person in attendance**, except that if an inspection is initiated by town staff without the request or consent of the applicant, and it is found that no remedial action is necessary, the applicant shall not be charged.

### **Payment of Fees**

All application fees must be paid in full before an application will be accepted. Subdivision road review shall be part of the application fee.

No Zoning Certificate of Occupancy or Building Certificate of Occupancy shall be delivered to the applicant until all inspection fees are paid in full.

Ord. 00-3

Attest: \_\_\_\_\_  
Karen W. Gaudreau CCTC  
Town Clerk of East Windsor

Published  
Journal Inquirer  
June 22, 2000