

**AN ORDINANCE MODIFYING THE EXISTING ORDINANCE ESTABLISHING FEES FOR PROCESSING LAND USE APPLICATIONS**

BE AND IT IS HEREBY ORDAINED that, pursuant to the provisions of Sec. 8-1c of the Connecticut General Statutes, the ordinance entitled Land Use Application Fees enacted at a Town Meeting on May 6, 1983 establishing fees for processing land use applications, as amended from time to time, is hereby amended by adding the following provision thereto:

The fees set forth below are the Minimum Application Fees required. When the actual cost of processing an application exceeds the Minimum Application Fee, due to the need for outside consultant services, the Permit Granting Authority shall charge the applicant a surcharge fee to fund the approximate actual costs of processing the application.

The expenses for such outside consultants may be requested by the Permit Granting Authority upon receipt of the application, based upon the projected expenses of reviewing, evaluating, and processing the application. This reasonable estimate, together with the appropriate application fee given above, shall be paid forthwith, and the application shall be deemed incomplete until these fees have been submitted.

For the purpose of this ordinance, the Permit Grant Authority means the Planning and Zoning Commission, the Inland-Wetlands Commission, the Zoning Board of Appeals and/or the Land Use Enforcement Officer.

For the purpose of this ordinance, an “outside consultant” means a professional who is not an employee of the Town, including, but not limited to, engineering, traffic, environmental, and planning professionals.

Any portion of the surcharge fee not expended by the Town on the project shall be rebated to the applicant upon completion of the review, evaluation, and processing of the application.

The Permit Granting Authority charging the applicant a surcharge fee shall bill the applicant for any costs incurred by the Town in excess of the surcharge fee paid by the applicant. This bill shall be paid by the applicant prior to the issuance of any permits.

**LAND USE FEES – PLANNING AND ZONING COMMISSION**

Amendment to the Zoning and/or Subdivision Regulations.....	\$ 200.00
Certificate of Zoning Compliance.....	\$ 170.00*
Earth Materials Operations Application.....	\$ 80.00*
Golf Course Facilities.....	\$ 350.00*
Residential Community.....	\$ 400.00*
Lot Line Change.....	\$ 170.00*
Creation of Building Lot.....	\$ 220.00*

Special Permit Application	
Public hearing required.....	\$ 270.00*
Public hearing not required.....	\$ 170.00*
Amend Existing Permit.....	\$ 130.00*
Change of Occupancy.....	\$ 20.00
Subdivision.....	\$ 330.00*
Two (2) to four (4) lots, fee per lot .....	\$ 270.00*
Five (5) to nine (9) lots:	
For first four (4) lots, fee per lot.....	\$ 270.00*
For lots five (5) through nine (9), fee per lot.....	\$ 220.00*
Ten (10) lots or more:	
For first four (4) lots, fee per lot.....	\$ 270.00*
For lots five (5) through nine (9), fee per lot.....	\$ 220.00*
For lots ten (10) and above, fee per lot.....	\$ 170.00*
Telecommunications.....	\$ 600.00*
Zoning Permit	
One structure, new house.....	\$ 245.00*
One structure, not a new house; 150 square feet or greater.....	\$ 170.00*
One structure, not a new house; less than 150 square feet.....	\$ 40.00*
Additional structures on same application (garage, shed, pool).....	\$ 50.00
Extension in time of approved permit.....	\$125.00
Miscellaneous	
Copies (per page) .....	\$ 0.50

\* Plus applicable fee to the State of Connecticut

**LAND USE FEES – ZONING BOARD OF APPEALS**

1. \$150.00\* appeal fee, payable to the Town of Sherman, Treasurer
2. Applicable Town of Sherman Recording Fees

\* Plus applicable fee to the State of Connecticut

**LAND USE FEES – REINSPECTION FEE**

A re-inspection fee of \$25.00 may be charged by a land use official where appropriate, subject to the approval of the First Selectman.

**LAND USE FEES – INLAND WETLANDS AND WATERCOURSES**

A. PERMITTED AND NONREGULATED USES - Section 4 of the regulations.

PERMITTED USES AS OF RIGHT (Section 4.1) ..... \$25.00

NONREGULATED USES (Section 4.2) ..... \$25.00

B. REGULATED USES - Section 6 of the regulations.

1. STATE OF CONNECTICUT APPLICATION FEE ..... \$60.00

(Applies to all Permit Applications)

2.SUBDIVISIONS, RESUBDIVISIONS, LOT LINE CHANGES THAT CREATE NEW BUILDING LOTS AND REDESIGNATION OF PARCELS TO BUILDING LOTS

Base

.....  
\$250.00

Plus

.....\$100.0

0/lot

Plus for each regulated activity including, but not limited to, watercourse crossings, and water diversion,.....\$250.00

3.RESIDENTIAL AND COMMERCIAL use on single lots

a. Without an existing occupied building

Construction or alteration within wetlands and watercourses and adjacent regulated activity zone including, but not limited to, water-course crossings and water diversion.....\$250.00

b. With an existing occupied building

Construction or alteration within wetlands and watercourses and adjacent regulated activity zone including, but not limited to, water-course crossings and water diversion.....\$150.00

4. NEW POND CONSTRUCTION \$400.00

C. MAP AMENDMENT - Section 15..... \$200.00

D. MODIFICATION OF PREVIOUS APPROVAL

Section 7.12 and 7.13 of the regulations..... \$100.00

(There shall be no fee for correcting typographical or other errors)

E. EXTENSION OF PREVIOUS APPROVAL, without modifications

Section 7.12 and 7.13 of the regulations..... \$25.00

1.3 Additional Fees

When applicable the following fees will be in addition to the fees specified in Section 1.2 of this fee schedule.

A. SIGNIFICANT IMPACT ACTIVITY FEE - Section 7.6.....\$500.00

B. ADDITIONAL COMPLIANCE INSPECTIONS

Fee Schedule 1.1.c Violation.....\$200.00

Plus for each 1.1.c inspection..... \$200.00

1.4 Waiver.

The applicant may petition the Agency to waive, reduce or allow delayed payment of the fee required by