

ZONING FEES

RESOLVED: That Chapter 9, Article I, Section 9-3, Subsection (a) (2) of the Westbrook Code of Ordinances is hereby deleted, and a new Subsection (a) (2) is inserted in its place, as follows:

ADMINISTRATIVE EFFECTIVE 03-01-2015

<ul style="list-style-type: none"> • <u>Zoning Permit Lot Development- No flood zone</u> residential additions or accessory structures <i>not</i> exceeding 20% (CAM) of existing or proposed impervious surface or > 200 sq. ft. (No Stormwater required) 	\$30.00	

Flood Zone Accessory Structure greater than 200SF but less than 400 SF	\$30.00	
<ul style="list-style-type: none"> • <u>Lot Development in AE Flood Zone</u> Accessory Structure > 400 sq. ft. Addition (POST-Firm) 1982 New Single Family Residential House Substantial Improvement • <u>Lot Development in VE Flood Zone</u> Accessory Structure > 400 sq. ft. Addition, New Single Family or Substantial Improvement 	\$75.00 \$200.00 \$300.00 \$350.00 \$100.00 \$400.00	Fees include 1 (one) additional review by Flood Engineer. If Approval is not granted with 1 additional review, Applicant must submit new application, including application fee.
<ul style="list-style-type: none"> • <u>Lot Development</u> (Single Family Residential House) <ul style="list-style-type: none"> • Approved Subdivision • Requiring Stormwater Mgmt. Plan 	\$ 100.00 \$ 50.00 \$ 100.00 + amount based on estimated technical review	
• Home Occupation	\$ 30.00	
• Accessory Apartment	\$ 50.00	
• Sign Permit (new & replacement)	\$ 30.00	
• Sign Permit (portable/temporary)	\$ 25.00	
• Zoning Compliance Review Letter – not associated with application review	\$ 25.00	
<u>COMMISSION ACTION</u> EFFECTIVE 08-29-2011		
<ul style="list-style-type: none"> • <u>Coastal Site Plan Application</u> <ul style="list-style-type: none"> • Residential • Commercial/Industrial 	\$ 75.00 \$150.00	
<ul style="list-style-type: none"> • <u>Special Use Permit</u> (new or modification) <ul style="list-style-type: none"> Residential <ul style="list-style-type: none"> • Requiring Coastal Site Plan • Requiring Stormwater Mgmt. Plan Commercial <ul style="list-style-type: none"> • Requiring Coastal Site Plan • Requiring Stormwater Mgmt. Plan 	\$200.00 + \$25 per dwelling unit \$ 75.00 \$200.00 + amount based on estimated technical review \$250.00 for buildings under 5,000 sq. feet – \$500.00 for buildings over 5,000 sq. ft. \$150.00 \$250.00 + amount based on estimated technical review	
<ul style="list-style-type: none"> • <u>Site Plan Review</u> (new construction or modification) <ul style="list-style-type: none"> • Change of Use for existing floor space Residential <ul style="list-style-type: none"> • Requiring Coastal Site Plan • Requiring Stormwater Mgmt. Plan Commercial <ul style="list-style-type: none"> • Requiring Coastal Site Plan • Requiring Stormwater Mgmt. Plan 	\$150.00 \$ 75.00 \$150.00 \$150.00 + amount based on estimated technical review \$ 75.00 \$200.00 + amount based on estimated technical review	
• Petition for Zoning Text Amendments	\$250.00	
• Petition for Zoning Map Amendments	\$250.00	

NOTE: All application fees above include a non-refundable surcharge required by the State of Connecticut, pursuant to Section 22a-27j of the Connecticut General Statutes, as may be amended from time to time (**\$60.00** as of 10/01/2009)

Fees may be increased to include additional costs incurred by the Town of Westbrook, including but not limited to, the expense of retaining experts to analyze, review and report on areas requiring a detailed, technical review in order to assist the Zoning Commission in its deliberations. Said costs will be estimated by the Commission, based on preliminary estimates from such experts, and said estimate of costs times 150% will be paid over to the Land Use Office prior to proceeding on the application. Upon completion of the technical review and a determination of the costs incurred, any excess will be refunded to the applicant. The applicant shall not be responsible for costs incurred in excess of 150% of the Commission's estimate. (Town Code of Ordinances, Section 9-3).

REDUCTION OF FEES: The Westbrook Zoning Commission may, at its sole discretion, grant a reduction of fees for any application submitted, only after finding that:

- a) such application is substantially similar to one previously filed and withdrawn;
- b) the previous application had paid all fees in full; and,
- c) minimal additional staff time will be needed for review and processing the application.

Land Use Fees Schedule		
Zoning Board of Appeals		
	Regular Variance	\$125.00
	Approval of Site for Car Dealership	\$150.00
	Use Variance	\$200.00
	Appeal of ZEO Decision	\$200.00
BUILDING DEPARTMENT		
Building Permit	\$ 20.00 per first \$1,000	\$20.00 First \$1,000
Building Permit	\$15.00 every Thousand thereafter	\$15.00 per \$1k thereafter
	CT Education Fee \$.26 per every \$1,000	.26 per thousand
	Inspection fee	\$10.00
	Re-inspection CO Fee (if plan not adhered to)	\$100.00
Solar Permit	(+) CT Education Fee \$.26 per every \$1,000/no inspection fee	\$100.00
Demolition Permit		\$50.00
Oil Tank Removal		\$50.00
PLANNING DEPARTMENT		
Subdivisions/Re-Subdivision App.	Basic Review Fee	\$750/lot
	Plus per lot for application under CCMA	\$100.00
If Conn. Gen Stats 22a-19 if intervention filed (per application)		\$1,000.00
	Processing Fee	\$50.00/lot
	Inspection Fee	\$2.50/linear foot if new road OR \$400/drainage structure no road
Subdivision Regulations Amendment		\$500.00
Request for extension or modification	per lot plus cost of engineering review	\$100.00
Bond Release/Reduction Fee	plus cost of engineering review	\$50.00
Additional Inspection for Bond Release/Reduction	plus cost of engineering review	\$100.00
Copy of Regulations		
	Zoning	\$25.00
	Subdivision	\$20.00
	IWWC	\$12.00

INLAND WETLANDS		
Regulated Uses		
Residential	Per lot	\$75.00
All Other Uses	Per lot	\$400.00
After the Fact Fee		Double initial fee
Significant Activity Fee	Per Public Hearing	\$300.00
Plus 150% of the cost of technical review over \$250.00		
DEEP Fee		\$60.00
Other Fees		
Filling and/or grading other than for siting a dwelling		\$60.00
Creation of a pond or wetlands		\$250.00
Single wetland crossing on a single residence lot or filling up 150 sq ft.		\$150.00
Additional wetland crossing on a single residence lot or filling over 150 sq ft.		\$150.00
Single wetland crossing in a new subdivision or filling up to 500 sq ft.		\$500.00
Additional wetland crossing in a new subdivision or filling over 500 sq ft.		\$200.00
Preliminary review of any subdivision with no activity in regulated area		\$75.00
Preliminary review of any subdivision with activity in regulated area		\$200.00
Commercial/Industrial		
Non-regulated activity, application required		\$10.00
Permitted as of right activity application required		\$10.00