

FEES AND CHARGES

ARTICLE I

Land Use Applications

[Adopted 3-1-1989; amended in its entirety 9-22-2003 (Ch. 11, Art. I, § 11-4, of the 1990 Code)]

§ 327-1. Fees established.

Pursuant to § 8-1c of the Connecticut General Statutes, there is established a schedule of fees for the processing of land use applications.

§ 327-2. Definitions.

For the purpose of this article, the following definitions shall apply:

PUBLIC IMPROVEMENTS — Public improvements include, but are not limited to, the construction of new roads to standards approved by the Planning and Zoning Commission, whether such roads are to be privately owned or conveyed to the Town; improvements to existing roads, storm drainage facilities, water and sewer lines, the planting of trees or other landscaping; and the installation of retaining walls or other structures, common driveways, or any other facilities that are required to meet Town specifications or the conditions of a Town board, and which need to be inspected during construction.

§ 327-3. Fee schedule.

Commissions shall charge fixed application fees for the processing of land use applications in accordance with the following schedule:

Land Use General Fee Schedule:	
1. Administrative Zoning Compliance Review:	\$100
2. Zoning Opinion Request	\$50.00
3. Lot Line Revision Review	\$70.00
4. Zoning Compliance Request	\$50.00
5. First Cut Review	\$70.00
Planning and Zoning Commission:	
1. Subdivision Applications	\$200 per lot, \$50 Legal Notice Fee, 5% total estimated public improvements
2. Subdivision Regulation Amendments	\$250, \$50 Legal Notice Fee
3. Special Permit Application	\$200, \$50 Legal Notice Fee, \$0.25/square foot gross building floor area
4. Site Plan Application	\$200, \$50 Legal Notice Fee, \$0.25/square foot gross building floor area
5. Zoning Map Change	\$250, \$50 Legal Notice Fee
6. Zoning Regulation Change	\$250, \$50 Legal Notice Fee
7. Modification of Site Plan/Special Permit	\$100, \$50 Legal Notice Fee
Miscellaneous Permits:	
1. Home Occupation	\$70.00
2. Excavating/Filing- Administrative Permits	\$100 minimum or \$40/1,000 yards of material, whichever is greater
3. Permit Renewals	\$100

4. Additional Charge for work started before issuance of permit	\$150
5. Driveway Permit	\$100, (required bond)
Zoning Board of Appeals:	
1. Variances	\$200, \$50 Legal Notice Fee
2. Appeal of ZEO Decision	\$200, \$50 Legal Notice Fee

§327-4 Complex Application Fee/Outside Consultant Fee: For any of the foregoing applications, the subject agency may charge an additional fee sufficient to cover the cost of reviewing and acting on applications that require the Town to engage the services of outside professionals. Such fee may include, but not be limited to, the cost of retaining experts, including legal counsel, to analyze, review, and report on issues requiring such expertise. Consultants such as Soil Scientists, Engineers, Traffic Experts, etc may be hired to review applications submitted. The agency or the duly authorized agent shall estimate the cost of the additional review and action.

§ 327-5. Exemptions.

All boards and agencies of the Town of Middlefield, including the use of fire company properties for fire protection purposes, shall be exempt from the payment of fees established pursuant to this article, at the discretion of the commission where the application will be pending.

§ 327-6. Payment of fees.

All fees shall be paid by cash, check or money order made payable to the Town of Middlefield. Fees shall be paid at the time of application submission. Failure to comply with this section shall be grounds for denial of any application without prejudice or revocation of any permit previously issued. The payment of fees is in addition to any type of bonding required to ensure the successful completion of all work required.