

ARTICLE II. LAND USE APPLICATION FEES

Sec. 45-21. Purpose.

The intent of this article is to establish a schedule of fees for the processing of applications by certain agencies of the Town.

(Ord. No. 55, § I)

Sec. 45-22. Agency fees superseded.

The fees set forth in this article shall supersede any and all specific fees heretofore established pursuant to General Statutes by any of the agencies of the Town referenced in this article.

(Ord. No. 55, § V)

Sec. 45-23. Planning and Zoning Commission.

The Town Planning and Zoning Commission shall charge the following fees for processing applications in connection with matters administered by said Commission:

(1) *Zoning.*

a. Application for site plan approval:

1. Residential use: \$200.00 per unit; minimum fee, \$200.00.
2. Business use, site plan: \$50.00 for each 1,000 square feet of structure shown on the plan or any portion thereof; minimum fee, \$100.00.
3. Consolidated parcel agreement under Section V.C. of the Zoning Regulations either as a separate application or in conjunction with other site plan approval: \$300.00 in addition to site plan fee.

b. Application for special exception or special permit: \$100.00.

c. Application for zone change: \$200.00.

d. Application for change in zoning regulations: \$100.00.

e. Application for modification of any prior approval (includes staff approval): \$50.00.

(2) *Planning.*

a. Application for subdivision approval, including resubdivision: \$200.00 for each lot.

b. Application for change in subdivision regulations: \$50.00.

c. Application for change in plan of development: \$50.00.

d. Application for modification of any prior approval: \$50.00.

(Ord. No. 55, § II)

- (3) In addition, certain applications submitted to the Commission for site plan and/or special permit review for projects which are large in scope may require the Commission to retain the service of outside consultants. Projects which require such services are those which are likely to generate significant traffic volumes and/or impact existing roadways in a manner that could compromise public safety; location in the Village Center where special consideration of building architecture is of concern; or where the site to be developed includes physical characteristics relating to topography, natural resources, or plant and animal communities; or where the proposed use may have the potential for adverse impacts to adjoining properties. Technical areas subject to such services include, but are not limited to, the fields of traffic engineering, architecture, landscape architecture, civil engineering, planning, etc.

The hiring of consultants and preparation of reports may require a substantial amount of time. Prior to the filing of an application(s), the applicant shall consult with the Director of Planning who shall make a determination whether the Commission needs to hire one or more outside consultants to analyze said application(s). As an alternative, an applicant may seek such determination from the Planning and Zoning Commission. If an applicant chooses this approach and the Commission does not have enough time to have a report(s) prepared and review its findings within required statutory time frames, then said application may be denied on the basis of incompleteness. In this instance, the decision to require the support service fee shall be by an affirmative vote of not less than 4 members of the Planning and Zoning Commission.

The fees for any consultant(s) retained by the Commission shall be borne entirely by the applicant and shall be deposited with the Town prior to the review of such application. Costs will be estimated by the Commission based on preliminary estimates from such experts; said estimate of costs times 150% shall be paid to the Town. 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.

Amended March 4, 2010

PLEASE NOTE: IN ADDITION TO THE ABOVE FEES, PLEASE INCLUDE **\$60, PER APPLICATION (EFFECTIVE OCTOBER 1, 2009),** FOR THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION. PLEASE SUBMIT ONE CHECK, PAYABLE TO THE TOWN OF AVON.