

FEES  
154 Attachment 2

Appendix L  
Base Fee Schedule  
Thomaston Inland Wetlands and Watercourses Commission

18 Application fees

18.1 Method of payment

In accordance with the provisions of 22a-42a(e) of the Connecticut General Statutes, the Commission may require a filing fee to be deposited with the Commission. The amount of such fee shall be sufficient to cover the reasonable cost of reviewing and acting on applications and petitions, including but not limited to the costs of certified mailings, publications of notices and decisions and monitoring compliance with permit conditions or Commission orders.

18.2 Waiver of fee

No applications shall be granted or approved unless the correct application fee is paid in full or a waiver has been granted by the Commission

18.3 Petition to waive, reduce or delay fees

- a. Any applicant may petition the Commission to waive, reduce or allow for a delay in payment of the fee.
- b. Petitions shall be in writing and state fully the facts and circumstances that the Commission should consider in making its determination.
- c. The Commission may waive all or part of any application fee if it determines that:
  1. The proposed activity or use would clearly result in a substantial public benefit to the environment, public health and safety.
  2. The applicant would be deterred from initiating the activity solely or primarily as a result of the amount of the application fee.
  3. The amount of the fee is clearly excessive in relation to costs for reviewing and processing the application
- d. The Commission shall state upon its record the basis for all actions and decisions under this section.

## 18.4 Definitions

- a. Single-family—Activities carried out on property developed for housing or proposed to be developed or currently occupied by permanent residential housing of a single-family dwelling unit.
- b. Commercial uses—Activities carried out on property developed for industry, commerce, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.
  1. Subdivisions—Those activities carried out on property proposed to be developed for permanent residential housing.
  2. Other uses—Those activities other than those as listed above.

## 18.5 Exemptions

All boards, commissions, councils and agencies of the Town are exempt from all fee requirements.

## 18.6 Fee Schedule (Amended 12-15-2004)

- a. Regulated uses, Section 6
  - Single-family: \$75 plus \$50 per lot
  - Commercial: \$200 plus \$150 per lot
  - Subdivision: \$175 plus \$175 per lot
  - All other uses: \$150 plus \$150 per lot
- b. Permitted and nonregulated uses, Section 4
  - Uses of right, Section 4.1: no charge.
  - Nonregulated uses, Sections 4.2 and 4.3: \$150
- c. Significant activities
  - Operations and uses, Section 7.4:\$225
- d. Map/regulation amendment
  - Petition by applicant, Section 15:\$150
- e. Modifications to approved plans
  - Previously approved plans, Sections 7.8
  - And 11.5: \$75
- f. Post-application fee
  - Residential:\$100
  - Commercial:\$200
- g. Extension of permit:\$50

18.7 Schedule A

- a. In addition to any other applicable fees for proposed activities in wetland area, the following standards shall be used:

<u>Square Feet of Regulated Area</u>	<u>Fee per 1,000 Square Feet</u>
Less than 2,500	\$5
2,500 to 50,000	\$10
More than 50,000	\$15

- b. The fees in this section are in addition to other fees as so noted in Section 18.6a through f.

18.8 Schedule B

In addition to any other applicable fees for regulated activities, the Commission shall require the following fee: \$10 per 100 linear feet for any activity affecting a watercourse area.

18.9 Regulated activity permit fee

- a. No regulated activity permit shall be issued until the permit fee has been paid.
- b. The applicant shall have a period of 10 days after the Commission's approval to pay for and obtain the permit.

18.10 Enforcement and collection

- a. The filing of an application constitutes the applicant's and the property owner's agreement to pay the base application fee and additional surcharge fees. The base fee shall be paid at the time the application is filed with the Commission.
- b. The surcharge fees shall be paid within 10 days of the date the invoice is mailed. The invoice shall be sent by certified mail, return receipt requested, or delivered to the applicant.
- c. If such fees are not paid when due, the Commission may deny the application as incomplete or withhold the issuance of any permit approval and commence legal action against the applicant and/or property owner to recover the fee.
- d. In the event the Wetlands Commission is compelled to retain legal Counsel to recover the fee, the applicant and/or property owner shall be liable for the Commission's reasonable attorney's fee and costs of collection.