

**Adopted Fee Schedule
Planning & Zoning Office
Stratford, CT**

Approved by Zoning Commission 11/14/2017
Effective 11/30/2017

I. <u>Planning Commission</u>	Fee.
1) Subdivisions/Resubdivisions	\$175/lot – min. \$800*
2) Subdivision Inspection Fee	Amount to be computed by the Town Engineer, equal to 5% of the estimated cost of public improvements as required by the Commission, payable prior to the endorsement of the final record map.
3) Subdivision Regulation Amendment	\$775
4) Subdivision Regulations	\$10
5) Plan of Development	\$30
II. <u>Zoning Commission</u>	
<p>In addition to the following fees, the Commission may require additional technical assistance in evaluating an application submitted, or a modification to an application, if it finds that the nature and intensity of development may have a significant impact on the site and its surrounding areas and that Town staff will not be able to complete a technical review of an application in the time period prescribed by State Statute or that the expertise required to review the application is outside that of Town staff. The expense of the additional technical assistance shall be estimated by the Commission, based on a preliminary estimate prepared by a qualified party or expert, and the estimated cost of reviewing the application times one hundred-fifty percent (150%) shall be paid by the applicant and deposited with the Commission or its designated agent. Such deposit shall be made prior to review of the application.</p> <p>Upon completion of the technical review and final action by the Commission on the application, the Town shall determine the costs incurred for the review and refund the excess monies to the applicant. Applicants shall not be responsible for costs incurred for technical assistance which exceed one hundred-fifty percent (150%) of the Commission's estimate.</p>	
1) Zone change	\$775
2) Zone Amendment	\$775
3) Special Case/ <i>Applications Pursuant to 8-30(g) of CGS</i>	
a) 0-2,000 sq. ft. Bldg. Size (base fee)	\$360*
b) 2,001 -10,000 – sq. ft. Bldg. Size (base fee)	\$560
c) 10,001-25,000 sq. ft. (base fee)	\$760
d) over 25,000 sq. ft. (base fee)	\$960
1) multifamily res (more than 2 units) **	\$150 per unit (additional to base fee)
4) Coastal Site Plan	
a) Residential lot	\$300*
b) Residential subdivision, multi family (more than 2 units)	\$50 per unit, min \$360*
c) Commercial/Industrial	\$400*
5) Liquor Application	
6) Sediment/Erosion Application	
a) Residential lot	\$50
b) Residential subdivision, multi family (more than 2 units)	\$25/acre – min. \$100
c) Commercial/Industrial lot	\$30/acre – min. \$100
d) Commercial/Industrial Subdivision	\$50/acre – min. \$200
7) Permit Fees	
a) New residential units	\$210*
b) Residential Additions (Additions, decks or sheds 100 sq. ft. or greater, garages, carports, elevating residences, dormers, in-ground pools)	\$160

c) Small Residential Additions (Additions, decks or sheds under 100 sq. ft., above-ground pools)	125*
d) Residential Alterations (remodeling, repair, stairs, siding, antennas)	\$105*
e) Commercial/Industrial new construction	\$4/100 sq. ft. plus \$60-min. \$360
f) Commercial/Industrial Alterations	\$0 - 3,000 sq. ft. - \$160* over 3,000 sq. ft. - \$260*
g) Signs	\$115*-one sign /\$165* more than one sign
h) Reroof	
Residential	\$60
Commercial	\$105
8) Letter of Zoning Compliance	
a) Residential – one family, Rebuild letter	\$60
b) Commercial, multi fam, afford housing	\$95
9) Accessory Apartment Application	\$360
10) Zoning Map	\$10
11) Zoning Regulations inc. Town Plan of Development	\$30
12) Motor Vehicle Locations	
a) Gas stations	\$460
b) New & Used Car Dealership	\$460
c) General & Limited Repair	\$460
13) Map Changes	
a) First cut division of land	\$150
b) Lot Line revision	\$ 75
14) Public Hearing Continuance (Applicant Initiated) ***	\$250
15) Fence Permits	\$ 35
16) Initial Liquor Permit Signoff – State Application	\$110*
17) Liquor Permit Renewal Signoff – State Application	\$65
18) Outdoor Seating Permit	
Initial Application	\$110
Yearly Renewal Application	\$25
19) Yearly Towing Facility Inspection Fee	\$85
20) Archive Retrieval/Research fee	\$10 deposit (to be returned to applicant)
21) Tent Permit	
Residential	\$125*
Commercial	\$160*
22) Special Events Permit (carnivals, concerts, etc.)	\$50
III. Board of Zoning Appeals (Effective 5/9/17)	
1. Variance Application	
a) Residential	\$320*
b) Commercial/Industrial	\$520*
2. Appeal from ZEO	\$375

*Includes a \$60 surcharge payable to the State DEP required under

**Includes any residential site plan submitted in conjunction with any Zoning Amendment or Zone Change.

*** Any item for which a legal notice has been published for public hearing that is requested to be postponed or continued (and deferral granted) by the Board or Commission is subject to the additional fee except if the Board or Commission determines that the deferral is in the best interest of the Town. Examples of when the fee would not need to be paid would include but not be limited to:

- 1) When there are only four members of the Board or Commission on a vote;
- 2) When the Board or Commission wishes to obtain additional comments from a Town department or has additional questions of the applicant.