AN ORDINANCE ESTABLISHING FEES FOR SIGNIFICANT LAND USE APPLICATIONS AND AFFORDABLE HOUSING APPLICATIONS

ARTICLE I

The purpose of this ordinance is to establish the authority of certain land use boards and commissions, pursuant to CGS §8-1c, to pass through the cost of engaging outside engineering and consulting services in connection with large, significant or technically complex applications.

ARTICLE II

Certain applications for extraordinarily large and/or significant projects may pose environmental, traffic, and/or other problems beyond the expertise of the Planning, Zoning or Wetlands Commissions' staff to evaluate and make appropriate recommendations. In such instances, if these Commissions, after reviewing the matter with staff, reasonably conclude that an outside, independent study or consultation is necessary for the Commission to decide the issue before it, the Commission may require an applicant, as a condition of processing its application, to pay for the cost of such study or consultation. In such cases, the applicant will be required to place a sum not to exceed $10,000.00 into a fee account to be used for payment for such studies or consultation. The balance of the funds, if any, will be returned to the applicant after the study and/or consultation is completed.

ARTICLE III

Any application for an Affordable Housing Project submitted pursuant to CGS §8-30g shall require a fee to the Planning and/or Zoning Commission in the amount of $250.00.

ARTICLE IV

Any fees or charges imposed pursuant to this ordinance will be in addition to any other application fee imposed under any other ordinance or local regulation.