

July 31, 2013  
Revised January 12, 2014  
4/15/14  
7/14/14

**DRAFT**  
TOWN OF BETHANY  
LEGAL NOTICE  
AMENDMENT TO TOWN CODE

The Code of the Town of Bethany is hereby amended by revising Article I (“Zoning-Related Applications”) of Chapter 129 as follows:

ARTICLE I. LAND USE-RELATED APPLICATIONS  
§ 129-1. Fee schedule established.

Pursuant to Section 8-1c of the Connecticut General Statutes, the following schedule of fees shall pertain to the processing of applications by the Planning and Zoning Commission, the Zoning Board of Appeals, and the Inland Wetlands and Watercourses Commission, and the Zoning Enforcement Officer; and such fees shall be paid at the time the application is filed:

Fees for outside consultants\* as specified on the adopted fee schedule are to be assessed and administered as follows:

The Commission by majority vote may elect to retain outside, specialized consultants with expertise not possessed by its regular staff or consultants. It may also retain such outside consultants in the case of a clear conflict of interest.

The Commission may select up to three consultants and ask them for proposals for projected costs for such items as reviewing and commenting on the application, preparing reports, attending public meetings and making presentations as needed with regard to a specific application.

The Commission will then vote to select the consultant based on the information submitted to it and the fit of the outside consultant’s skill with the tasks contained in the application.

Upon notification of being retained, the outside consultant shall then prepare and sign a letter of agreement with the Town of Bethany for the specified services.

- 1) The applicant shall provide the fee in full to the Town in advance of any review work on the application.
- 2) The outside consultant will then perform the services as contained in the agreement at the rate and for the amount specified in the agreement.

- 3) The Commission may deny any application for which a fee or fees are due, as being incomplete.
- 4) Any part of the submitted fee which is not used in performance of the tasks as outlined in the letter of agreement shall be returned to the applicant within 30 days of the Commission's action on the application. The only exception is for the possibility of litigation which may require the outside consultant to spend more time and resources than as had been stated in the letter of agreement.

(\*Outside consultants are those specialized consultants who are not on the normal staff and normal consultant retainers.)

A. Zoning permit for zoning approval of construction:

1. Residence or residential property:

a. New construction:

(1) By ZEO: One hundred twenty five dollars (\$125)

(2) By Commission: One hundred fifty dollars (\$150)

b. Addition:

(1) By ZEO: Seventy five dollars (\$75)

(2) by Commission One hundred dollars (\$100)

c. Modification to existing, valid permit:

(1) By ZEO: Fifty dollars (\$50)

(2) By Commission: One hundred dollars (\$100)

d. Site Plan Review:

(1) By ZEO: One hundred seventy five dollars (\$175)

(2) By Commission: Two hundred dollars (\$200)

2. Business or business property:

a. New construction:

(1) By ZEO: Two hundred twenty five dollars (\$225)

(2) By Commission: Two hundred fifty dollars (\$250)

b. Addition:

(1) By ZEO: One hundred twenty five dollars (\$125)

(2) By Commission: One hundred fifty dollars (\$150)

c. Modification to existing, valid permit:

(1) By ZEO: One hundred twenty five dollars (\$125)

(2) By Commission: One hundred fifty dollars (\$150)

d. Site Plan Review:

(1) By ZEO: Three hundred twenty five (\$325)

(2) By Commission: Three hundred fifty dollars (\$350)

e. Change of use:

(1) By ZEO: One hundred twenty five dollars (\$125)

(2) By Commission: One hundred fifty dollars (\$150)

- B. Special Exception permit, with required public hearing: Three hundred fifty dollars (\$350)
- C. Subdivision:
  - 1. Per lot fee for subdivision without public hearing: Three hundred dollars (\$300)
  - 2. Per lot fee for subdivision or resubdivision with public hearing: Three hundred fifty dollars (\$350)
  - 3. Special Exception rear lot; application fee, with public hearing: Three hundred fifty dollars (\$350)
  - 4. Per lot fee for special exception rear lot: One hundred fifty dollars (\$150)
  - 5. New road review fee, per 100 feet or any portion thereof: One hundred dollars (\$100)
- D. Zoning change:
  - 1. Text change (each): Five hundred fifty dollars: (\$550)
  - 2. Map change (each): Five hundred seventy five dollars: (\$575)
- E. Home occupation, professional office, or roadside stand permit: Seventy five dollars (\$75)
- F. Certificate of Zoning Compliance:
  - 1. Residential: Fifty dollars (\$50)
  - 2. Business: Seventy five dollars (\$75)
- G. Sign Permit: Fifty dollars (\$50)
- H. Temporary sign or other permit: Fifty dollars(\$50)
- I. Hearing petition: Three hundred fifty dollars (\$350)
- J. Earth removal:
  - 1. Administrative permit: Three hundred dollars (\$300)
  - 2. Special Exception permit, requires public hearing: Five hundred fifty dollars (\$550)
- K. Flood Hazard Area permit: Two hundred fifty dollars (\$250)
- L. Hearing fee, if not included above: Three hundred fifty dollars (\$350)
- M. Zoning Board of Appeals applications with required public hearing: Three hundred fifty dollars (\$350)
- N. Inland Wetlands and Watercourses Commission applications  
(NOT ADDRESSED IN THIS DOCUMENT)

State of Connecticut Land Use Application Fee shall be in addition to the above stated fees. This fee shall be applied as required by the Connecticut General Statutes.