

Legal Notice
Town of Union

The following ordinance was unanimously approved at the town meeting held on May 22, 2007. The effective date for this ordinance is May 30, 2007.

TOWN OF UNION
ORDINANCE ESTABLISHING FEES FOR
LAND USE APPLICATIONS

IT IS HEREBY ORDAINED:

1. Pursuant to the provisions of Section 8-1c of the Connecticut General Statutes, the Town of Union adopts the following fee schedules for applications to the Planning and Zoning Commission, Inland Wetlands and Watercourses Agency, Zoning Board of Appeals, or the official agent of any of them.

A. Fees that Must Be Submitted With the Application

The following fees shall be due at the time the application is filed. The failure to submit any such fee shall render the application incomplete and shall be grounds for the relevant commission, board or agent to refuse to process the application or to deny the application.

i. *Applications to the Planning and Zoning Commission or its Agent:*

Zoning Permit (residential structures, less than 700 square feet of floor area)	\$25
Zoning Permit (residential structures, 700 or more square feet of floor area)	\$ 150
Zoning Permit (non-residential)	\$150 plus \$.02 per square foot of floor area
Special Permit or Special Exception	\$ 300
Modification or renewal of Special Permit or Special Exception.	\$ 300
Site plan review or modification, when no Special Permit or Special Exception is required.	\$50
Petition for amendment to zoning regulations.	\$ 250
Petition for amendment to zoning district or boundary.	\$ 250

Subdivision or resubdivision application	\$ 250, plus \$ 50 per lot
Modification (other than resubdivision) of approved subdivision or resubdivision plan	\$ 100

ii. *Applications to the Zoning Board of Appeals:*

Variance	\$ 150
Appeal from action of enforcement agent.	\$ 100
Appeal from Zoning Commission decision (when allowed by Zoning Regulations)	\$ 150
Special Permit or Special Exception (if Board is required by the Zoning Regulations to decide the application)	\$300

iii. *Applications to the Inland Wetlands and Watercourses Agency or its Agent:*

Regulated Uses (Section 6)

Residential Uses \$150, plus
\$45 per lot or \$45 per acre (or part thereof) of wetlands
to be directly disturbed by the activity, whichever is more.

Commercial Uses \$150, plus
\$10 per thousand (1000) square feet, or fraction thereof, of
the total regulated area (wetlands, watercourses, and buffer/
upland review areas) to be directly disturbed by the activity.

All other Uses \$150

Permitted and Nonregulated Uses (Section 4)

Permitted Uses as of Right (Subsection 4.1) NO CHARGE

Nonregulated Uses (Subsection 4.2) NO CHARGE

Residential Uses, No impact	NO CHARGE
Commercial Uses, No impact	NO CHARGE
Significant Activity Fee (Subsection 7.5).	\$350
Map Amendment Petitions	\$45, plus
\$10 per hundred (100) linear feet, or fraction thereof, of	
wetlands and watercourses boundaries proposed to be	
amended.	
Modifications of Previous Approval (Sections 7 and 11)	\$25
iv. <i>Applications regarding uses or activities commenced without required permits or approvals:</i>	
Fee for on-site inspection of such uses or activities	\$ 100
v. <i>Additional fee for public hearings</i>	
Fee	\$.100, plus
any stenographer's fees incurred to transcribe the hearing	
vi. <i>Statutory Fees:</i>	
Fee required by Public Act 92-235, Section 4	\$ 30
(fee may be adjusted if required by amendment to Public Act)	

B. Consultants' Fees and Expenses

Following the submission of any of the foregoing applications, the relevant commission, board or agent may determine that it, he or she will require the assistance of professional consultants, including but not necessarily limited to scientific, engineering, and legal consultants, to review the application or to provide monitoring services. Issues for which such review or monitoring may be needed may include, but are not limited to, compliance with