

Department of Planning and Community Development -Planning

Planning Notes:

- 1) All consultant fees shall be paid for by the applicant and placed in escrow (trusted agency). Escrow accounts to be replenished by Applicant as required to 50% of initial value when depleted.
- 2) The Town Collects a 10% Town Administration and Review Fees for consultant escrow accounts.
- 3) Construction inspection fees includes all earthwork, site work, paving, drainage, landscaping and utilities required to complete construction. Decorative ammenities (i.e. benches, bicycle racks, etc...) are exempt.

	Lot Line Adjustment	\$	300.00	
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Subdivision

	Pre-Application Meeting	\$	250.00	first free; subsequent meeting
	Preliminary Major Plat	\$	750.00	plus \$750 for each building lot
	Preliminary Minor Plat	\$	500.00	plus \$500 for each building lot
	Final Approval	\$	1,000.00	

Site Plan

	Application Fee	\$	150.00	for each 1,000 sf of proposed floor area plus \$5 for each parking space(minimum of \$500.00)
	Time Extension	\$	250.00	at time of extension; maximum two (2) 1-year time ext. allowed.

Site Plan Amendment

	Application Fee	\$	250.00	for each 1,000 sf of proposed floor area;plus \$5 for each parking space(minimum of \$250.00)
	Time Extension	\$	250.00	per request

	Special Permit	\$	500.00	plus Application Fee
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	Accessory Apartment	\$	250.00	initial application fee
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	Home Occupancy	\$	500.00	initial application;\$150 at time of renewal (every 3 years)
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	Time Extension Preliminary Approval	\$	100.00	per lot; six (6) 6-month approvals allowed
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Time Extension Final Approval - 90 day extensions (unlimited by State Law)

	0-2 requests	Free		per request
	2-8 requests	\$	100.00	plus \$25 per lot; per request
	8-15 requests	\$	150.00	plus \$50 per lot; per request
	more than 15 requests	\$	300.00	plus \$100 per lot; per request

	Inspection fee	\$ 0.05	of estimated cost of construction improvements based on Engineer's Estimate (excludes lot & buildings)
Telecommunication			
	New Tower	\$ 15,000.00	
	Escrow Deposit	\$ 7,500.00	per Town Code Chapter 277
	Re-Certification	\$ 2,500.00	every 5 years
	Co-Location	\$ 5,000.00	
	Small Cell Wireless Facility	\$ 10,000.00	
	Recreation Fee	\$ 6,000.00	per lot
	Bond Reduction Request	\$ 150.00	per request
Escrow Account Deposits			
	0 to 2 lots or dwelling units	\$ 2,500.00	
	3 to 10 lots or dwelling units	\$ 1,500.00	per proposed lot
	11 to 35 lots or dwelling units	\$ 1,200.00	per proposed lot
	More than 35 lots or dwelling units	\$ 1,000.00	per proposed lot
Site Plan / Amendment/Special Permit Escrow Accounts			
	0 to 5,000 square feet	\$ 5,000.00	
	5,000 to 20,000 square feet	\$ 15,000.00	
	20,000 to 50,000 square feet	\$ 25,000.00	
	Greater than 50,000 square feet	\$ 50,000.00	plus \$350 for each additional 1,000 sf. Above 50,000 sf
	Penalties	2x regular fee	Referrals to rectify Town Code Violations 3 times regular fees
Department of Planning and Community Development -Zoning			
Application Fee			
	Area Variance	\$ 200.00	
	Intrepretation	\$ 300.00	
	Use Variance	\$ 400.00	
	Special Permit	\$ 500.00	