

**TOWN OF THOMASTON
SPECIAL TOWN MEETING
FEBRUARY 11, 2026**

**AN ORDINANCE AMENDING THE PLANNING AND ZONING FEE SCHEDULE
AND
THE INLAND WETLANDS AND WATERCOURSES FEE SCHEDULE**

SECTION 1.

Pursuant to Section 8-1c of the General Statutes and Chapter 154 "Fees", Sections 154-1 through 154-7 of the Code of the Town of Thomaston, and as recommended by the Planning and Zoning Commission, the Planning and Zoning Commission Fee Schedule of the Code of the Town of Thomaston is hereby amended as follows:

[amended fee schedule to follow]

PLANNING & ZONING FEE SCHEDULE

Potentially 2025

Fees Listed Below Include State Land Use Fee (Currently \$60)

P&Z Commission Permit Applications:

Special Permit Applications	\$495 (595)
Site Plan Applications	\$150 (225)
Signage – Residential Zones	\$90 (Same)
Signage – Commercial & Manufacturing Zones	\$150 (Same)
Signage Requiring Special Permit Approval	\$495 (595.00)
Earth Excavation & Mining, 250-999 C.Y.	\$495 annually
Earth Excavation & Mining, 1000+ C.Y.	\$595 for first 1000 C.Y. + \$100 for each additional 1000 C.Y. annually
Subdivisions/Resubdivisions, 3 Lots or Fewer	\$495 (595)
Subdivisions/Resubdivisions, 4 Lots or More	\$645 (800) for 4 lots + \$150 (200) for each additional lot
Zone Change Applications	\$595 (595) for up to 5 acres + \$10 per acre over 5 acres
Regulation Text Amendments	\$595 (595)

Online Permitting Fee per permit: \$11.00 (If We Choose to allow Applicants to use Permit Link for All Zoning Permits.)

Administrative (ZEO) Zoning Permits:

<i>Residential Construction</i>	
Residential Dwellings (Conversion or Construction) – Up to 3 Units	\$175 (250) per unit
Residential Additions and/or Accessory Structures	\$90 for up to 250 SF + \$30 for each additional 250 SF
Multifamily Dwellings (4+ Units)	\$625 (700) + \$75 (100) for each unit in excess of 4 units
Earth Excavation & Mining, 0-100 C.Y.	No Fee
Earth Excavation & Mining, 101-249 C.Y.	\$90 annually
<i>Commercial/Manufacturing, New Construction</i>	
500 SF and Under	\$120
Between 501 and 2,500 SF	\$495 (595)
Over 2,500 SF	\$495 (595) + \$30 (50) for each additional 500 SF
<i>Commercial/Manufacturing, Additions</i>	
500 SF and Under	\$120
Over 500 SF	\$350 (400) + \$30 (50) for each additional 500 SF

Miscellaneous

Certificate of Zoning Compliance	\$30 (50)
Certificate of Nonconformity	\$30 (50)
Certificate of Use/Change in Use	\$90 (120)
All filling, grading, and excavation activities*	\$0.01 per SF

* This is an additional fee for all applications. Does not apply to construction/installation of accessory structures under 500 square feet

Zoning Board of Appeals Applications:

Variance Applications	\$495 (595)
-----------------------	-------------

Appeals of ZEO Decisions**	\$495 (595)
----------------------------	-------------

** Application fees shall be refunded for successful ZEO appeals. Partial refunds may be authorized upon request to ZBA for modified ZEO orders and other partially successful appeals.

Building and Land Use Department Public Records Fees:

Copies, per page, black & white	\$0.50
Copies, per page, color	\$1.00
Maps, plans, and similar, color, black and white per sheet	\$10.00
Zoning, Subdivision, Inland Wetlands, or Aquifer Protection Regulations – full	\$10.00 (16)
(15) Plan of Conservation & Development	\$25.00 (30)

Professional Review Fees:

Town consulting professional review fees (engineering, environmental, attorney, etc.) are included in application fees. Any additional professional fees above those collected in the application fees shall be the responsibility of the applicant under Town Code of Ordinances Section 154-4.

Fees collected in excess of actual professional review costs shall be refunded to the applicant at project completion.

SECTION 2.

Pursuant to Section 22a-42a(e) of the General Statutes and Chapter 154 "Fees", Sections 154-1 through 154-7 of the Code of the Town of Thomaston, and as recommended by the Inland Wetlands and Watercourses Commission, the Inland Wetlands and Water Courses Commission Fee Schedule of the Code of the Town of Thomaston is hereby amended as follows:

[amended fee schedule to follow]

Inland Wetlands and Watercourses

Effective 2025

Fees Include State Land Use Fee (Currently \$60)

Final application fees are calculated by adding (1) Base Fees, (2) Activity Fees and (3) Additional Fees, and then subtracting any mitigation credits.

IWWC Base Fees

Residential.....	\$125.00 (200)
Commercial/Industrial.....	\$250.00 (300)
Subdivision.....	\$235.00 (300) plus \$75 (100)
per lot	
All Others.....	\$200.00

Authorized wetlands agent applications..... \$125.00 (200)

***All activity fees shall be waived for agent applications**

Permitted and Non-Regulated Uses (Section 4) No Charge

Jurisdictional Rulings..... No Charge

Permit Extension Requests..... \$35.00 (50)

Modifications to previously approved permits..... \$125.00 (200)

Permit transfers..... \$70.00 (100)

Wetlands Map or Regulation Amendments..... \$495.00 (\$95)

IWWC Activity Fees

Significant Activities (Sections 2, 7.4 and 9.1) \$300 (350)

Activities within a regulated upland review area:

\$1.00 per ten (10) square feet of regulated activity up to one-thousand (1,000) square feet

\$1.00 per five (5) square feet of regulated activity greater than one-thousand (1,000) square feet

Activities within a wetland or watercourse:

\$1.00 per two (2) square feet of regulated activity up to one-thousand (1,000) square feet

\$1.00 per square foot of regulated activity greater than one-thousand (1,000) square feet

Mitigation credit:

\$1.00 fee reduction for every two (2) square feet of proposed mitigation area. The final fee may not be reduced for mitigation credits to less than double the base fees plus significant activity fees.

***Approved mitigation projects shall be completed within two (2) years of approval. The IWWC may extend for an additional year in cases of project hardship. Fee reductions shall immediately become due to the town if incomplete.**

IWWC Additional Fees

Post-construction (after-the fact) application fee:

Residential.....\$100 (200)
Commercial/Industrial/Other.....\$200 (300)

Professional consulting fees:

Town consulting professional review fees (engineering, attorney, etc.) are included in application fees. Any additional professional fees above those collected in the application fees shall be the responsibility of the applicant under Town Code of Ordinances Section 154-4.

****Fees collected in excess of actual professional review costs shall be refunded to the applicant at project completion.**

Online Permitting Fee per permit: \$11.00 (If We Choose to allow Applicants to use Permit Link for All Wetlands Permits)

Section 3.

This ordinance shall become effective fifteen (15) days after publication of a summary of its provisions in a newspaper having circulation in Town, as provided in Section 7-157(b) of the General Statutes.

Adopted by Town Meeting: _____, 2026.

Published in the _____, on _____, 2026.

Effective date: _____, 2026.