

**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

Effective 2026

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

P&Z Commission Permit Applications:

Special Permit Applications Site	\$595
Plan Applications	\$225
Signage - Residential Zones	\$90
Signage - Commercial & Manufacturing Zones	\$150
Signage Requiring Special Permit Approval	\$595
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	\$595
Subdivisions/Resubdivisions, 4 Lots or More	\$800 for 4 lots + \$200 for each additional lot
Zone Change Applications	\$695 for up to 5 acres+ \$10 per acre over 5 acres
Regulation Text Amendments	\$695

Online Permitting Fee per permit

**\$11 (If the Commission chooses
to allow Applicants to use Permit
Link for All Zoning Permits.)**

Administrative (ZEO) Zoning Permits:

Residential Construction

Residential Dwellings (Conversion or Construction) - Up to 3 Units	\$250 per unit
Residential Additions and/or Accessory Structures	\$90 for up to 250 SF+ \$30 for each additional 250SF

Multifamily Dwellings (4+ Units)

**\$700 + \$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

Commercial/Manufacturing, New Construction

500 SF and Under	\$120
Between 501 and 2,500 SF	\$595
Over 2,500 SF	\$595 + \$50 for each additional 500 SF

Commercial/Manufacturing, Additions

500 SF and Under	\$120
Over 500 SF	\$400 + \$50 for each additional 500 SF

Miscellaneous

Certificate of Zoning Compliance	\$50
Certificate of Nonconformity	\$50
Certificate of Use/Change in Use	\$120
All filling, grading, and excavation activities*	\$0.01 per SF
* <i>This is an additional fee for all applications.</i>	<i>Does not apply to construction/installation of accessory structures under 500 square feet</i>

Zoning Board of Appeals Applications:

Variance Applications	\$595
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Appeals	of	ZE0	Decisions**	\$595
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\$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 (15.Plan of Conservation & Development	\$15.00
	\$30.00

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 2026

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	\$215.00
*Commercial/Industrial	\$315.00
*Subdivision	\$200.00 plus \$100 per lot

***If Public Hearing is scheduled, add \$200.00.**

Authorized wetlands agent applications..... **\$215.00**

***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

\$50.00

Modifications to previously approved permits.....

\$200.00

Permit transfers.....

\$100.00

Wetlands Map or Regulation Amendments..... **\$495.00**

IWWC Activity Fees

Significant Activities (Sections 2, 7.4 and 9.1).....	\$400.00
After-the-Fact Significant Activities.....	\$800.00

Impact-Based Disturbance Fee

Applies to disturbance within wetlands, watercourses, or upland review area. Same fee regardless of location.

Disturbance Area	Fee
0 – 500 sq ft	Exempt – No Fee
Over *500 sq ft	*\$10 per each 100 sq ft (or portion thereof)

***Mitigation Credit: Fees Can be reduced via Mitigation Credit Per Commission Approval. 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.....	\$415
Commercial/Industrial/Other.....	\$615

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 the Commission Chooses 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.