

**Town of Chester**  
203 Middlesex Avenue  
Post Office Box 218  
Chester Connecticut 06412-0218



facsimile: 860-526-0004  
web page: www.chesterct.com  
e-mail: info@chesterct.com

## **PLANNING AND ZONING COMMISSION FEE SCHEDULE**

### **Zoning Applications:**

|                                     |  |
|-------------------------------------|--|
| Zoning permit                       | \$ 30.00 up to \$5,000 value plus \$1 for each additional \$1000 in value plus the State D.E.P. fee. |
| Application for special exception   | \$ 300.00 plus \$100 per acre impacted and \$20 per 100sq.feet of new construction.                  |
| Amendment to the zoning regulations | \$ 200.00  |
| Amendment to the zoning map         | \$ 250.00  |
| Coastal site plan review            | \$ 100.00  |
| Certificate of Zoning Compliance    | \$ 100.00  |
| Customary Home Occupations          | \$ 100.00  |

The Commission, at its discretion, shall be authorized to waive the payment of any and/or all fees for non-profit organization exempt from Federal Income Tax under the provisions of Section 501 of the Code.

### **Subdivision/Resubdivision Applications:**

A base application fee of \$300.00 to cover a portion of the Town's cost for processing and administrative handling of a subdivision application.

To the base application fees shall be added the following fees to cover engineering review of feasibility studies, site development plans and studies, construction plans, and inspection of the subject site:

A Subdivision/ Resubdivision lot fee of \$300.00 per lot for applications of three lots or less. A Subdivision/ Resubdivision lot fee of \$450.00 per lot for applications greater than three lots.

An Inspection Fee equal to 5% of the total bond amount for Public Improvements established by the Town Engineer is required to cover the cost of inspections to all public improvements and for the Planning and Zoning Commission's Attorney fees in connection with legal advice and review of documents directly related to the subdivision.

A Sedimentation and Erosion Control bond is required to be posted with the Town of Chester prior to the start of construction in an amount set by the Town Engineer.

A fee of \$200.00 for a petition to amend the subdivision regulations.

All fees for applications received after the start of construction shall be doubled.

adopted April 1, 2005