

THE CITY OF MILFORD
INLAND WETLANDS AND WATERCOURSES AGENCY
APPLICATION FEE SCHEDULE

- A.1 Method of payment. All fees required by these regulations shall be submitted to the Agency by certified check or money order payable to the City of Milford at the time the application is filed with the Agency.
- A.2 No application shall be granted or approved by the Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Agency pursuant to Section D.1 of this schedule.
- A.3 The application fee is not refundable.
- A.4 Definitions, as used in this section:
 - a. "Residential uses" means activities carried out on property developed exclusively for permanent housing or being developed to be occupied by permanent housing.
 - b. "Commercial uses" means activities carried out on property developed for industry, commerce, trade, recreation, business, mixed commercial/residential uses, or being developed to be occupied for such purposes, for profit or for nonprofit.
 - c. "Other uses" means activities other than residential uses or commercial uses.
 - d. "Jurisdictional Rulings" means activities carried out outside of the 50' or 150' review area or minor activities with no work proposed within 25'. Such work will not impact the wetlands or watercourses. These rulings must be published and are appealable within 15 days of publication.

B.1 Fee Schedule. Application fees shall be based on the following schedule:

- a. State Filing Fee \$60
- b. PERMITTED and UNREGULATED USES - (Section 4) \$0
- c. JURISDICTIONAL RULINGS - (Section 5) \$30.00
Minimal activities within a regulated area

d. REGULATED USES - (Section 6)

Residential	Single family	Multi family
Less than 500 SF regulated area disturbance	\$50	\$150
501 to 10,000 SF regulated area disturbance	\$150	\$250
10,001 to 20,000 SF regulated area disturbance	\$300	\$400
20,001 to 30,000 SF regulated area disturbance	\$400	\$600
30,001 to 40,000 SF regulated area disturbance	\$500	\$800
over 40,000 SF regulated area disturbance	\$600	\$1000

+ wetland impact fee, if applicable

Commercial Industrial uses

Less than 500 SF regulated area disturbance	\$150
501 to 10,000 SF regulated area disturbance	\$250
10,001 to 20,000 SF regulated area disturbance	\$400
20,001 to 30,000 SF regulated area disturbance	\$600
30,001 to 40,000 SF regulated area disturbance	\$900
over 40,000 SF regulated area disturbance	\$1200
	+ \$20 per 1000 SF over 40,000

+ wetland impact fee, if applicable

Subdivisions

Residential single family residences	\$100 per lot with regulated area
	\$ 25 per lot without regulated area
Residential - Multi family	\$100 per first 10 units
	+ \$20 each additional unit
Commercial/Industrial	\$200 per lot + regulated area disturbance fee

+ wetland impact fee, if applicable

Stormwater discharge to regulated areas \$200 per Acre of impervious surface (One acre threshold)

Watercourse Crossing \$200 + wetland impact fee

Pond dredging (Existing Ponds Only)

Less than 20,000 SF	\$250
20,001 to 40,000 SF	\$500
over 40,000 SF	\$1000

Map amendment \$100 +

Linear Feet Of Regulated Boundary	Fee/100 Linear ft
First 500	\$10.00
500 to 1000	\$15.00
Length over 1000	\$20.00

Extension and transfers \$50

Modifications

Minor revisions to residential permits	\$30
Minor revisions to subdivision permits	\$100
Minor revisions to Commercial/Industrial permits	\$100

Wetland Impact Fees

0 to 1000 SF of impact	\$50
1001 to 3000 SF of impact	\$100
3001 to 10,000 SF of impact	\$200 + \$5 per 1000 SF over 3000 SF
10,001 to 20,000 SF of impact	\$300 + \$10 per 1000 SF over 10,000 SF
20,001 to 40,000 SF of impact	\$400 + \$15 per 1000 SF over 20,000 SF
Over 40,000 SF	\$1000 + \$20 per 1000 SF over 40,000 SF

Significant Activity Fee (Section 7.6 & 9.1)

Residential - single lot	\$250
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Residential - Multi family	\$1000
Subdivision under 10 lots	\$500
Subdivision ten lots and above	\$1000
Commercial/ Industrial	\$1000

If any regulated activities have commenced prior to obtaining a wetlands permit than the application fee is one and half times the application fee for the activity. This additional filing fee is to cover staff and consultant review costs associated with the more complex application. These costs may include but are not limited to field inspections, public hearings, public notices, consultants and technical staff research time. This additional filing fee shall not include significant activity fees and public hearing fees.

The fees set forth above are the Minimum Application Fees required. When in the opinion of the Agent the actual cost of processing an application exceeds the Minimum Application Fee due to the need for greater than \$1,500 in outside consulting services, the Inland Wetlands Agency may require the applicant to deposit, with the Agent, an amount estimated to be the actual cost in the form of cash or certified check

For the purpose of this fee schedule an "outside consultant" means a professional who is not an employee of the City including, but not limited to engineering, environmental, hydrogeology, legal, and wetland professionals.

The expenses for such outside consultants may be estimated by the Agency or Designated Agent upon receipt of the application, based upon the projected expenses of reviewing, evaluating and processing the application. This reasonable estimate, together with the appropriate application fee given above, shall be paid forthwith, and the application shall be deemed incomplete until these fees have been submitted.

Any portion of the estimated fee not expended by the town on the project shall be rebated to the applicant upon completion of the review, evaluation and processing of the application.

The Inland Wetlands Agency shall bill the applicant for any costs incurred by the town in excess of the estimated fee paid by the applicant. This bill shall be paid by the applicant prior to the issuance of any permits.

B.2 SAMPLE FEE CALCULATIONS:

- a. A single residential 3.8 acre building lot containing 2.28 acres of wetlands and watercourses, with no work in the wetland and watercourses and 600 sq. ft. of regulated area disturbance for the proposed house and yard.

The fee is:

\$60	State Fee
<u>\$150</u>	Single Family Residential (600 sq. ft. of regulated area disturbance)
\$210	

The fee would be \$210 plus \$250.00 if deemed a significant activity or a petition received.

- b. A single residential 3.8 acre building lot containing 2.28 acres of wetlands and watercourses, with 400 sq. ft. of work in the wetland and watercourses and 600 sq. ft. of regulated area disturbance for the proposed house and yard.

The fee is:

\$60	State Fee
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\$150 Single Family Residential (600 sq. ft. of regulated area disturbance)
 \$50 Wetland Impact Fees (400 sq. ft. of wetland impact)
\$250 Significant activity fee
 \$510

The fee would be \$510.

- c. A 10 lot residential subdivision of 11 acres containing 2 acres of wetlands and watercourses. 6 of the lots will include wetlands or regulated area. There is no work proposed in the wetlands and 600 sq. ft. of regulated area proposed to be disturbed.

The fee: \$60 State Fee
 \$600 single family residences \$100 per lot with regulated area (6)
\$200 single family residences \$ 50 per lot without regulated area(4)
 \$860

The fee would be \$860 plus \$1,000 if deemed a significant activity or a petition received.

- d. A 10 lot residential subdivision of 11 acres containing 2 acres of wetlands and watercourses. 6 of the lots will include wetlands or regulated area. There is 400 sq. ft. of work proposed in the wetlands and 600 sq. ft. of regulated area proposed to be disturbed.

The fee: \$60 State Fee
 \$600 single family residences \$100 per lot with regulated area (6)
 \$200 single family residences \$ 50 per lot without regulated area(4)
 \$50 Wetland Impact Fees (400 sq. ft. of wetland impact)
\$1000 Significant activity fee
 \$1,910

The fee would be \$1,910.

- e. A commercial development of a 50,000 sq. ft. retail complex involving alteration and/or filling of 37,000 sq. ft. of wetlands and watercourses and 7,500 sq. ft. of disturbance in the regulated area. The fee would be:

\$60 State Fee
 \$250 7,500 sq. ft. regulated area disturbance
 \$655 Wetland Impact Fees (37,000 sq. ft. of wetland impact)
\$1000 Significant activity fee
 \$1,965

The fee would be \$1,965.

C.1 Exemption. Boards, commissions, councils and departments of the City of Milford are exempt from all permit application fees, but must still submit a permit application.

D.1 Waiver. The applicant may petition the Agency to waive, reduce, or allow delayed payment of the fee required by these regulations. Such petitions shall be in writing and should fully state the facts and circumstances the applicant wishes the Agency to consider. The Agency may at its discretion waive all or part of the application fee if the Agency determines that:

- a. The activity applied for would clearly result in a substantial benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee, or
- b. The amount of the application fee is clearly excessive in relation to the cost to the City for reviewing and processing the application.