



TOWN OF SOUTH WINDSOR, CONNECTICUT
LAND USE APPLICATION FEES & SUBMISSION REQUIREMENTS

Applications for Zoning Board of Appeals

Variance.....	\$190*
ZEO Appeal.....	No fee

Applications for Inland Wetlands Commission

Single house lot.....	\$110*
Site plans.....	\$260*
Subdivision Plans.....	\$360* plus \$50/lot
Public Hearing.....	\$330
Map Amendment.....	\$260*
Minimal Impact Permit.....	\$110*
Map Amendment Single Family House Lot.....	\$95*
Minor Modification of Permit.....	\$110*

Application for Planning and Zoning Commission

Site plans: with new construction including additions & renovations.....	<2000 sf \$110*, >2000 sf \$125*
Special Exception.....	\$125*
DMV Licensing.....	\$125*
Zone Change (except DC, MF, DRZ), Zoning Amendment.....	\$125*
Major Home Occupation.....	\$125*
Temporary & Conditional Permit.....	\$125*
In law/Accessory Apartment.....	\$125*
Earth Removal, Land Filling.....	\$125*
Subdivision of greater than 4 lots, and all subdivisions with new public property (roads, open space and/or detention) regardless of number of lots.....	\$75 per lot plus \$60 State fee
Subdivision of 4 or fewer lots with no new public property.....	\$50 per lot plus \$60 State fee
Subdivision, final approval where conditional approval previously granted.....	\$25 per lot \$60 State fee
DC Site Plans.....	\$515 plus \$60 State fee
DC Zone Change/General Plan of Development.....	\$325 or \$10/acre whichever is greater plus \$60 State fee
Buckland Gateway General Plan of Development.....	\$325 or \$10/acre whichever is greater plus \$60 State fee
MF of DRZ Zone Change.....	\$310 plus \$60 State fee
General Plan of Development.....	\$310 plus \$60 State fee
MF of DRZ Special Exception/Site Plan.....	\$525 or \$50 basic plus \$5 per dwelling unit whichever is greater plus 60 State fee

***CT 22a-27j LAND USE FEE SURCHARGE INCLUDED**

State Mandated Application Fee Surcharge- As required by CGS 22a-27j as amended in 2009 the Town shall collect a \$60 fee from any person, firm or corporation, other than a municipality, for any approval required by Chapter 124 (Zoning), 126 (Municipal Planning Commission) or 440 (Wetlands and Watercourses) of the Connecticut General Statutes.

Submittal Requirements

ZBA – representative must attend meeting

10 copies of:

- Application form and checklist
- Class D (or better) survey showing property and surrounding area

2 copies of:

- Legal Description of property (deed)
- Abutter notification (adjacent properties and properties across the street) and evidence of certificate of mailing

IWA/CC – representative must attend meeting

1 copy of:

- Application form

3 review copies of:

- Site Plan/Subdivision Plan; 3 revised sets required at the time of hearing

1 copy of:

- Drainage computations
- Direct abutter notification and evidence of certificate of mailing

PZC– representative must attend meeting

1 copy of:

- Application form
- Direct abutter notification and evidence of certificate of mailing (when required)
- Legal description (deed) if requesting a Special Exception

2 copies of:

- Site plan/subdivision checklist
- Drainage computations

3 review copies of:

- Site Plan/Subdivision Plan including landscaping and architectural elevations; 7 revised sets required at the time of hearing

13 copies of:

- Traffic study (when required)

Pricing for Regulations/Maps

Zoning Regulations w/map (11”X17”).....	\$15
Zoning Maps-Color (11”X17”)	\$ 5
Subdivision Regulations	\$ 6
Wetlands Regulations w/map.....	\$ 8
S.W. Town Plan of Conservation & Development.....	\$15
Public Improvement Specs	\$10
w/specifications.....	\$25
Tape Dubbing-Flat Fee	\$10 per meeting
Each additional tape	\$1
Fee required at request, tapes provided by Planning Department	

Plan admin/forms/pricing