

Legal Notice
Public Hearing
October 19, 2017
Town of Haddam

The Board of Selectmen will meet on Thursday, October 19, 2017 at 6:30 pm at the Haddam Volunteer Fire Company, Community Hall, 439 Saybrook Road, Higganum to hold a Public Hearing to discuss pursuant to §3-7 of the Town of Haddam Charter, the amendments to ordinance Chapter 52 Building Construction. The amended ordinance is as follows, and a copy is on file at the Town Clerks Office at the Town Office Building.

ORDINANCE
TOWN OF HADDAM, CONNECTICUT

Be it ordained by the Town Meeting of the Town of Haddam, that pursuant to Section 3-7 of the Town of Haddam Charter, the following amendments to ordinance Chapter 52 BUILDING CONSTRUCTION shall be adopted on October 25, 2017, to be effective on November 1, 2017.

Article I. Building Permit System

§ 52-1. Permit required for certain work; exceptions.

~~Permits shall be required for any new construction or major improvement involving cost in excess of \$250. Normal repairs, maintenance or replacement of present equipment need not require a permit. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to move a lot line that will affect any existing building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.~~

Work exempt from the permit requirements of the 2016 (or current) International Residential Code and Connecticut Amendments shall not be deemed to grant authorization for any work to be done in any matter in violation of the provisions of said code or other laws, statutes, regulations or ordinances of the town of Haddam.

§ 52-2. Penalties for offenses.

~~Failure to take out a permit for such work will constitute a violation and will be subject to a fine of \$25 and a penalty by the Board of Assessors of 10% of the assessment of said total property for that tax year.~~

§ 52-3. Period of validity.

~~Permits will be valid for one year from the date of application. If construction has not started in one year, it will be necessary to apply for another permit. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless a permit has been issued. Once a permit has been issued, the permit holder has 180 days to begin the construction work; otherwise the permit will become invalid. If at any time the work stops for a period of 180 days or more, the permit is invalid. Extensions can be granted by the building official, in writing, increments of 180 days when the applicant makes a written request.~~

§ 52-4. Fee.

~~Permits can be obtained from Town Clerk and shall cost \$1, payable to the Town of Haddam.~~

§ 52-5. Responsibilities of applicants.

It will be the responsibility of the persons taking out permits to acquaint themselves with the Town Zoning Regulations and conform to same. Copies may be obtained at the Town Clerk's office. The applicant should familiarize himself with State Health Service requirements in regard to wells and sanitary systems.

Article II. Adoption of State Code

§ 52-6. Adoption.

The State Building Code is hereby adopted in compliance with Public Act No. 443.

Article III. Building Permit Fees

§ 52-7. Fee schedule.

The following permit (building) fee schedule is hereby adopted:

- A. Minimum building permit fee: ~~\$5 per \$1,000 or any fraction thereof.~~ \$20.00 per thousand or any fraction thereof of construction cost based on fair market value; Minimum fee - \$25.00
- B. Minimum electric permit fee: ~~\$5 per permit.~~ \$20.00 per thousand or any fraction thereof of construction cost based on fair market value; Minimum fee - \$25.00
- C. Minimum plumbing permit fee: ~~\$5 per permit.~~ \$20.00 per thousand or any fraction thereof of construction cost based on fair market value; Minimum fee - \$25.00
- D. Minimum heating- HVAC permit fee: ~~\$5 per permit.~~ \$20.00 per thousand or any fraction thereof of construction cost based on fair market value; Minimum fee - \$25.00
- E. ~~Minimum septic tank fee: \$10 per repair or replacement.~~
- F. ~~Minimum well permit fee: \$1 per well (fee set by state).~~

Article IV. Permit Fees

§ 52-8. Land use applications.

The following fees shall be paid for processing land use applications:

- A. For applications to the Inland Wetlands Agency.
 - (1) Fee amounts. All wetlands applications are subject the State Open Space Fee, if applicable, and an advertising fee for posting legal notice of the newspaper of record.
 - (a) Use permitted as of right: no charge.
 - (b) Nonregulated use: no charge.
 - (c) Basic applications: ~~\$50.~~ \$100
 - (d) Significant activity: When a proposed use has been deemed to be a significant activity, an additional check must be submitted to the Land Use Office prior to the public hearing; failure to submit the check will render the application incomplete and may be reason for denial. The fee for significant activity is an additional \$35 per 1,000 square feet (or fraction thereof) of regulated area on which a regulated activity is proposed to take place.
 - (e) Petitions to amend the Official Inland Wetlands and Watercourses Map, Town of Haddam: \$450.
 - (f) Renewal, extension or modification of previously approved application: \$250.
 - (2) If an application is filed as a permitted or nonregulated use and the Commission rules that a regular permit is required instead, the application must be resubmitted with the applicable fee.
 - (3) Fee exemptions. All boards, commissions, and departments of the Town of Haddam, and nonprofit organizations to benefit the general public are exempt from all application fee requirements.

- (4) Fee waivers. The applicant may petition the ~~Commission~~ Board of Selectmen to waive, reduce or allow delayed payment of the application fee. Such petitions shall be in writing and state fully the facts and circumstances the ~~Commission~~ Board of Selectmen should consider in its determination. Waivers may be considered if the ~~Commission~~ Board of Selectmen determines that:
- (a) The proposal would clearly result in a substantial public benefit to the environment;
 - (b) The amount of the application fee is clearly excessive in relation to the cost to the Commission for reviewing and processing the application; or
 - (c) The proposal has been made by a nonprofit organization to benefit the general public.
- B. For applications to the Zoning Board of Appeals:
- (1) Applications for a variance; ~~\$25,~~ \$75 plus ~~filing fee of \$13 and~~ advertising costs for legal notice.
 - (2) Appeal of order or decision; \$75 plus advertising costs for legal notice.
- C. For applications to the Planning and Zoning Commission: All applications to Planning and Zoning shall include an advertising fee for posting of two legal notices in the newspaper of record. All applications shall include an State Open Space fee, if applicable. All applications to Planning and Zoning for site plan review or special permit applications shall include the fee for Town Engineering review equal to the greater of \$0.01 per square foot of new building space, or \$10 for every new parking space, whichever is greater.
- (1) Application seeking site plan review: ~~\$50.~~ \$100, plus engineering review fee, plus advertising costs for two legal notices.
 - (2) Application seeking the granting of a special permit: ~~\$75,~~ \$100, plus engineering review fee, plus advertising costs for two legal notices, plus a sum, to be computed by the Town Engineer, equal to ~~3%-~~ 5% of the estimated cost of the public improvements required by the approving commission or board to be paid prior to the endorsement of the record map; ~~advertising costs of \$50.~~
 - (3) Application seeking approval of a subdivision or re-subdivision plan: ~~\$75~~ \$150, plus engineering review fee, plus advertising costs for two legal notices for each lot, plus a sum, to be computed by the Town Engineer, equal to 5% of the estimated cost of the public improvements required by the approving board or commission; this latter sum to be paid prior to the endorsement of the record map.
 - (4) Application seeking approval of an amendment to the zoning map or an amendment to the zoning code text: \$200, plus advertising costs for two legal notices.
- D. Erosion control permit from the Zoning Enforcement Officer:
- (1) Permit fee: ~~\$50,~~ plus State Open Space fee, if applicable, plus advertising costs for legal notices.
 - (2) Minimum bond: \$500.
- E. Timbering permit from the Zoning Enforcement Officer:
- (1) Permit fee: ~~\$50~~ plus State Open Space fee, if applicable, plus advertising costs for legal notices.
 - (2) Minimum bond: \$500.
- F. Timbering sedimentation and erosion control permit:
- (1) Permit fee: \$100.
 - (2) Bond: amount to be set by the Planning and Zoning Commission.

- G. Zoning permit from the Zoning Enforcement Officer: ~~\$25.~~ \$40 plus State Open Space fee, if applicable, plus advertising costs for legal notices.

§ 52-9. Term defined.

For purposes of this article, the term "public improvements" includes, but is not limited to, the construction of new roads, improvements to existing roads, storm drainage facilities, water and sewer lines, the setting aside of open space and recreation areas, planting of trees or other landscaping, the installation of retaining walls or other structures, and erosion and sediment controls.

§ 52-10. Review and inspection fees.

If the Town is a member of a regional Health District, then such Health District shall establish and charge fee for the those inspections required of it by law. Alternatively, the ~~The~~ following fees shall be paid for processing permit applications and conducting reviews and inspections by the Town Health Department, if such Department exists and is operating as such:

- A. For Health Department site investigation of a proposed subsurface sewage disposal system: ~~\$50~~ \$100 per lot.
- B. For a septic installation permit from the Director of Health:
- (1) Nonengineered: ~~\$25.~~ \$50
 - (2) Engineered: ~~\$50.~~ \$100
 - (3) Repair: ~~\$25.~~ \$50
- C. For Health Department review of engineered septic system plan:
- (1) Initial review: ~~\$40.~~ \$100
 - (2) Each revision: ~~\$10.~~ \$50

§ 52-11. Building permit fees.

- A. The following fees shall be paid for processing building permit applications:
- (1) For building permits from the Building Official: \$10 per \$1,000 of construction cost based on fair market value.
 - (2) Minimum fee: \$12.
- B. All building permits shall be based on this schedule at a minimum per the State of Connecticut Building Code; no exceptions.
- (1) Residential permit fees (one- and two-family dwellings only).
 - (a) Basement: [1] Unfinished: included with house.
[2] Finished: \$37.50 per square foot.
[3] Garage: \$15 per square foot.
 - (b) Living space: \$75 per square foot.
 - (c) Garage/Barn: \$25 per square foot.
 - (d) Deck: \$15 per square foot.
 - (e) Covered porch: \$30 per square foot.
 - (f) Shed (no vehicle storage): \$10 per square foot.
 - (g) Storage; unfinished area convertible to living space: \$37.50 per square foot.
 - (2) Commercial, industrial, residential one, two, three use group: per Marshall and Swift or fair market value cost estimate provided by Connecticut licensed design professional.
 - (a) Permit fee and initial plan review fee: \$10/\$1,000 estimated cost of improvements or any part thereof.

- (b) Secondary permits associated with primary construction permits: \$12.
- (c) Demolition works: \$10/\$1,000 based on cost value of work (including disposal).
- (d) State building fee of \$0.16 per \$1,000 for all permits.
- (3) All other required permits based on cost value by applicant (subject to review by Building Official).

§ 52-12. Driveway permit fees.

The following fees shall be paid for processing driveway permits by the Engineering Department:

- A. For driveway permit from the Town Engineer:
 - (1) Permit fee: \$25; however, if the driveway is over 500 feet in length, \$50.
 - (2) Minimum bond: \$600.
 - (3) Town engineering review fee of \$100 for any new driveway located on slopes in excess of 10%

Dated in Haddam, Connecticut this 5th day of October

Board of Selectmen, Lizz Milardo, Sean Donlan and Robert Duval