

Town of East Montpelier Planning & Zoning Fees

Adopted by the East Montpelier Selectboard **June 7, 2021**

Access approval by Selectboard

Town road curb-cut, including agricultural	\$50.00
Work in road right-of-way	\$50.00

Agricultural projects (with written notification).....	No Fee
Boundary Adjustment (<i>plus hearing fee, if any</i>).....	\$100.00
Change of Use (<i>plus hearing fee, if any</i>)	\$100.00
Copy of Town Plan or Land Use Regulations	\$15.00
Signs (<i>plus hearing fee, if any</i>)	\$50.00

Subdivisions (*includes hearing fee*):

Minor (3 lots or less/no new road).....	\$150.00 + \$50.00/lot *
Major (4 or more lots &/or new road)	\$150.00 + \$100.00/lot *

PRD/PUD	\$250.00 + \$50.00/lot *
---------------	--------------------------

Development Review Board Hearing (<i>plus application fee</i>)	\$150.00
--	----------

Residential Permits (fees are per category/structure) (plus hearing fee, if any)

Enclosed additions & alterations	\$75.00
Porches; decks; roof extensions/overhangs	\$50.00

New building construction (including detached accessory dwellings):

Up to 1800 square feet of living space.....	\$150.00 per dwelling unit
Over 1800 square feet of living space (<i>for any dwelling unit</i>)	\$150.00 + \$0.10/addtl. sq. ft.

Fill or excavation	\$50.00
--------------------------	---------

Outbuildings (garages; sheds; barns).....	\$50.00
---	---------

Home Business/Industry	\$50.00
------------------------------	---------

Pools.....	\$75.00
------------	---------

Commercial/Industrial/Public Facility Permits (plus hearing fee)

New Buildings:

Up to 10,000 square feet	\$170.00
Over 10,000 square feet	\$295.00

Additions/Alterations:

Up to 5,000 square feet	\$110.00
Over 5,000 square feet	\$130.00

Fill or excavation	\$110.00
--------------------------	----------

Wireless Telecommunications Facilities (plus hearing fee)

New Facility: \$0.12/sq. ft. of compound footprint	\$170.00 minimum
--	------------------

Additions/Alterations:

no increase in footprint	\$135.00
when facility footprint increased, \$0.12/sq. ft.	\$170.00 minimum

Additionally, all reasonable fees shall be charged to applicants for independent assessment which the Selectboard, Planning Commission, and/or Development Review Board deem necessary. The Selectboard shall make the final decision if the boards and the applicant cannot reach an agreement on fees.

* * Subdivision/PRD/PUD fee includes all lots, including new, remainder, leased and common/open space. For example, the minimum fee for a 2-lot subdivision creating one new lot would be \$250 (\$150 + \$100). The subdivision/PRD/PUD fee does not include Mylar plat recording fees (\$25.00/each).