

INLAND WETLANDS  
COMMISSION  
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TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

## MEMORANDUM

TO: Board of Selectman

FROM: Michael Conklin, Director of Environmental Affairs

DATE: March 9, 2021

RE: **Proposal to Modify Inland Wetlands Permit Application Fees**

My office has conducted a review of the Inland Wetlands Commission's permit application fees for the year 2020 because the current Fee Schedule scales certain fees extremely high compared to fees charged in surrounding municipalities. A few examples include \$70,956 for a pond dredging project, \$19,638 for a residential subdivision, \$16,060 for a commercial development.

The ability to establish the fee schedule is set by Connecticut General Statute Section 22a-42a(e). This section reads as follows *"The inland wetlands agency may require a filing fee to be deposited with the agency. The amount of such fee shall be sufficient to cover the reasonable cost of reviewing and acting on applications and petitions, including, but not limited to, the costs of certified mailings, publications of notices and decisions and monitoring compliance with permit conditions or agency orders."*

Attached you will find three (3) important documents related to this proposal:

- **Inland Wetland Fee Comparison Worksheet 2020:** compares Wilton's fees to those of surrounding municipalities.
- **2020 Additional Fee Table:** lists examples in which the fees were higher than similar projects in surrounding towns.
- **Inland Wetlands & Watercourses Regulations Fee Schedule**

Wilton's wetland fee schedule is mostly comparable to other towns' fees with one exception. The "Additional Fees for Subdivisions, Other Residential Developments, Commercial Development & Significant Regulated Activity" are charged on top of the regular fees and are calculated using the following formula: **Activity Fee + \$200/1,000 square feet of disturbed land in the regulated area**. This calculation is doubled for "Corrective Actions" which are a result of a violation: **Activity Fee + \$400/1,000 square feet of disturbed land in the regulated**

**area.** This portion of the fee schedule has led to the unusually high permit fees for the projects listed in the 2020 Additional Fee Chart.

I am proposing to eliminate the “Additional Fees for Subdivisions, Other Residential Developments, Commercial Development & Significant Regulated Activity” from the Fee Schedule. This will significantly reduce the funds we collect from these applications but will bring the fees back in line with our surrounding communities. I think we will likely stay on track with the \$35,000 that I have included in the FY22 budget for revenue generated from wetland permit fees.

### 2020 Additional Fee Table

WET #	Last Name	Address	Base Fee \$1,260 or \$2460 (CA)	Additional Fee \$200/1,000sf or \$400/1,000sf (CA)	Total Fees Collected	Reason
2612	Residential	356 Nod Hill Road	\$2,460	\$1,600	\$4,060	Excavation (CA)
2607	Commerical	198 & 200 Danbury Road	\$1,260	\$1,840	\$3,100	New Development
2605	Residential	144 Huckleberry Hill Road	\$1,260	\$69,696	\$70,956	Pond Dredging
2587	Residential	109 Highfield	\$1,260	\$3,820	\$5,080	Driveway Improvements
2586	Residential	Cannon Road	\$1,260	\$4,444	\$5,704	5-Lot Subdivision
2567	Residential	115 Pine Ridge	\$2,460	\$4,095	\$6,555	Drainage System (CA)
2553	Residential	338 Westport Road	\$2,460	\$880	\$3,340	New Home (CA)
2531	Commerical	300 Danbury Road	\$1,260	\$14,800	\$16,060	New Development
2513	Residential	Overidge	\$1,260	\$5,660	\$6,920	New Home
2509	Residential	66 East Meadow	\$1,260	\$2,200	\$3,460	Pool & Driveway
2485	Residential	221 Millstone Road	\$1,260	\$6,709	\$7,969	Driveway, Stable & Rings
2480	Commercial	404 Danbury Road	\$1,260	\$10,630	\$11,890	Addition
2470	Commercial	50 Danbury Road	\$1,260	\$2,213	\$3,473	Parking Garage
2469	Commerical	40 Danbury Road	\$1,260	\$7,996	\$9,256	Parking Garage
2465	Residential	Millstone Road	\$1,260	\$11,291	\$12,551	Subdivision
2432	Residential	57 Borglum Road	\$1,260	\$5,406	\$6,666	New Home
2429	Residential	Millstone Road	\$1,260	\$18,378	\$19,638	Subdivision
		<b>Totals</b>	<b>\$25,020</b>	<b>\$172,058</b>	<b>\$199,538</b>	

### Inland Wetland Fee Comparison Worksheet 2020

	Wilton	New Canaan	Ridgefield	Fairfield	Darien	Norwalk	Westport
<b>Base Fee</b>							
Declaratory Ruling	\$25	\$540	\$50	\$0	\$0	N/A	\$25
Minor Activities	\$150	\$740	\$150	\$1,290	\$240	\$260	\$75
Intermediate Activities	\$450	\$940	\$350	\$2,280	\$890	\$540	\$225
Significant Activities	\$1,200	\$1,680	\$600	\$3,760	\$1,840	\$1,390	\$300
*Not all towns have same fee structure, in some cases base fee is estimated to create equivalent fees to Wilton, in other cases no reasonable equivalent is feasible.							
<b>Additional Fees</b>							
Significant Regulated Activity Fee (regulated area)	\$200/1,000 sq. ft.	N/A	N/A	\$200/1,000 sq. ft.	N/A	\$200/2,000 sq. ft.	N/A
Subdivision per lot fee	\$200	\$500	\$300	\$480	\$0	\$200	\$475
Commercial per 2,000 sf	\$100	N/A	N/A	\$960	N/A	\$200	N/A
Permit Determination	\$0	\$200	\$25	\$0	\$0	\$0	\$125
Corrective Action	2x base fee	3x base fee	N/A	3x base fee	N/A	almost 2x base fee	2x base fee
Site Inspections	\$100/excessive visit	\$500/visit	\$25	\$0	\$0	\$0	\$0
Modification/Renewal/Transfer	Base Fee for Renewal	\$500	\$100	N/A	\$300	1/2 Application Fee	N/A
Compliance Certificate	\$0	\$100	\$0	\$0	\$0	\$75	\$150/\$300
<b>Examples (includes \$60 State Fee)</b>							
Single-family residence with pool (6,000sf in reg area)	\$2,460	\$1,800	\$900	\$9,870	\$1,840	\$1,450	\$1,180
5-lot Subdivision	\$5,704	\$3,500	\$2,000	\$2,880	\$1,840	\$2,450	\$2,480
Residential Addition	\$450-\$2,260	\$1,000	\$350	\$1,120	\$1,840	\$1,450	\$230
Pond Dredging -1/2 acre	\$5,616	\$600	\$200-\$300	\$960	\$240	\$600	\$505
Commercial Development	\$16,060	\$1,000	\$1,050	\$9,790	\$1,840	\$1,850	\$730

# INLAND WETLANDS & WATERCOURSES REGULATIONS

## FEE SCHEDULE

EFFECTIVE JANUARY 20, 2016

<b>Regulated Activity Applications</b>	<b>Fee</b>
Minor Regulated Activity	\$150 + 60*
Intermediate Regulated Activity	\$450 + 60*
Significant Regulated Activity	\$1200 + 60*
<b><u>ADDITIONAL FEES</u></b>	
Subdivisions	Activity Fee + \$200/1,000 s.f. of disturbed land in the regulated area
Other Residential Developments	Activity Fee + \$200/1,000 s.f. of disturbed land in the regulated area
Commercial Development	Activity Fee + \$200/1,000 s.f. of disturbed land in the regulated area
Significant Regulated Activity	Activity Fee + \$200/1,000 s.f. of disturbed land in the regulated area
Emergency Activity (see sec. 2.1.I)	\$150 + 60*
Map Amendment	No Fee
Declaratory Ruling	\$25 + 60*
Additional Compliance Inspections (see sec. 13)	\$100/excessive visit
Permit Renewal	Original Activity Fee
<b><u>Corrective Action Permits</u></b>	
<b>Fee</b>	
Minor Regulated Activity	\$300 + 60*
Intermediate Regulated Activity	\$900 + 60*
Significant Regulated Activity	\$2400 + 60*
<b><u>ADDITIONAL FEES</u></b>	
Subdivisions	Activity Fee + \$400/1,000 s.f. of disturbed land in the regulated area
Other Residential Developments	Activity Fee + \$400/1,000 s.f. of disturbed land in the regulated area
Commercial Development	Activity Fee + \$400/1,000 s.f. of disturbed land in the regulated area
Significant Regulated Activity	Activity Fee + \$400/1,000 s.f. of disturbed land in the regulated area
Additional Compliance Inspections (see sec. 13)	\$150/excessive visit
<b><u>Documents</u></b>	
<b>Fee</b>	
Wetland & Watercourses Regulations	\$15
Town Wetlands Map	\$7
Aerial Lot Map	\$10/ lot

\*\$60 State Permit Fee