

## **Town of Marlboro, Vermont**

### **Zoning Permit (and Road Access) Applications Fee Schedule**

- Note the 15-day period after ZA (Zoning Administrator) approval before a permit is effective.
  - After-the-fact (ATF) permits: Base fee is tripled; filing fee remains \$15.
  - Complete the state's Permit Navigator; and have a local, state and federal permits before work begins: <https://dec.vermont.gov/assistance/permits/permit-navigator>
  - All Dwelling Use (including adding bedrooms) requires a zoning permit.
  - Interior renovation in the Special Flood Hazard Area (SFHA) or River Corridors may require a permit. Comments are required from the Regional Floodplains Manager.
  - When a Development Review Board (DRB) hearing is required, add that fee which covers the warning costs and newspaper ads (e.g., \$100 Standard Permit + \$150 DRB + \$15 filing fee = \$265.)
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#### **Standard Zoning Permit Fee**

Includes structures (except new dwellings) or uses, not limited to: accessory structures (e.g., garages, sheds >200 sq ft or >16 ft high), additions (of any size), signs, temporary structures (>6 months), home occupations (with external impacts), or on-parcel driveways/parking lots, decks, porches, amended plans, etc. Note: All Land Development including excavation and certain land clearing does require a permit in most cases. Fences ≤6 feet high and meeting 50-foot setbacks are exempt unless a variance is needed or located in special flood hazard areas/wetlands. If a hearing is required (e.g., for variances, conditional or changes of use, or flood hazard areas/wetlands), add the DRB Hearing fee to this Fee.

- Base Fee: \$100
- Town Clerk Filing Fee: \$15
- Total Fee: \$115

#### **New Residential Dwellings (Single or Two-Family Duplex) Zoning Permit Base Fee**

Requires a state wastewater permit. May also require Driveway Access Permits/DRB fee, ask ZA.

- Base Fee: \$300 per dwelling
- Town Clerk Filing Fee: \$15
- Total Fee: \$315

#### **Subdivision or Boundary Line Adjustment Zoning Permit Base Fee**

Requires state septic permit(s) and engineers' drawings, if applicable. Contact the State of Vermont for state permits. May also require Driveway Access Permits/DRB fee, ask the ZA. May require a DRB Site Review before formal Subdivision Application and Hearing (see Marlboro's Subdivision Bylaws).

- Base Fee: \$200 per lot or per lot affected
- Town Clerk Filing Fee: \$15; plus \$25 if recording survey.
- (first DRB site review hearing \$150, second DRB warned hearing \$150)

## Other Permitting Needs

### + Adding a Development Review Board (DRB) Hearing Fee

Required for all Conditional Uses, Requested Waivers, Variances, Site Plan Reviews, Appeals, or Telecommunications Facilities. Includes Bed & Breakfast, structures within setbacks, or appeals of Zoning Administrator decisions (must be appealed within 15 days of the ZA's decision or failure to act). Telecommunications Facilities may also need PUC approval (30 V.S.A. § 248a).

- DRB Fee: \$150
- May require additional Filing Fees: (ask ZA)

### + Adding a Driveway Access Permit (Connection to Road) Fee

Requires a sketch plan, Road Crew Foreman approval, 911 address assignment, Selectboard approval, and inspection after completion. Note: this is not a Zoning Permit.

- Base Fee: \$65
- Town Clerk Filing Fee: \$15
- Total Fee: \$80

- ☐ Completed application form with owner(s) signature.
- ☐ Sketch plan showing driveway location, road connection, grades, and erosion controls.
- ☐ Approval from Road Crew Foreman (pre-submission recommended).
- ☐ 911 address assignment from 911 Coordinator.
- ☐ Selectboard approval.
- ☐ Post-completion: Inspection by the Foreman and return to Town Clerk for recording.
- ☐ All fees submitted with application.

Only covers the connection to a town road. Also requires a Zoning Permit for a new driveway/excavation.

Effective January 13, 2025