

POMFRET ZONING AND LAND USE PERMIT FEE SCHEDULE

adopted July 6, 2022

Permit Fees:

Type of Permit	Description	Fee
New Home ¹	<i>all</i>	\$150 + 0.10/sq. ft.
Accessory Dwelling Unit ¹	<i>all</i>	\$150 + 0.10/sq. ft.
Accessory Building ²	over 24x24x15 ft.	\$150 + 0.10/sq. ft.
Addition – Major	over 1,000 sq. ft.	\$100 + 0.10/sq. ft.
Addition – Minor	up to 1,000 sq. ft.	\$100
Home Business	<i>all</i>	\$100
Driveway Access Road ³	<i>all</i>	\$100
Right-of-Way Crossing ³	<i>all</i>	\$100
Pond	<i>all</i>	\$100
Subdivision – Minor	fewer than 4 lots in 15 yrs.	\$100
Boundary Line Adjustment	no new lot created	\$50
Other Permits ⁴	<i>all</i>	\$100
LATE FEE⁵	<i>all</i>	\$200

Notes:

1. Septic permits are now processed by the Vermont Department of Environmental Conservation. See <https://dec.vermont.gov/water/programs/ww-systems/program-education>.
2. No fee is required for accessory buildings under the size described above; however, permit applications must be submitted to ensure the structure meets required setbacks.
3. No fee is required for agricultural and forestry access roads or crossings; however, permit applications must be submitted to ensure the access road complies with Pomfret’s Highway Ordinance.
4. Farm buildings are exempt by state law; however, permit applications must be submitted to ensure the structure qualifies for the farm exemption and meets required setbacks.
5. The late fee applies when any work requiring a permit begins before the required permit is obtained. The late fee does not apply if no permit is required. The late fee will be waived upon a showing by the applicant that the work was necessary to address imminent personal harm, property damage or a threat to public safety. The late fee is intended to offset additional costs to the Town during permit review and is in addition to any penalties or other enforcement remedies that may apply.

Hearing Fees:¹

Type of Application	Fee	Warning	Compliance Certificate	Total
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Conditional Uses ²				
Kennel	\$300	\$150	\$50	\$500
Wind Energy Systems	\$300	\$150	\$50	\$500
Telecommunications Towers and Facilities	\$300	\$150	\$50	\$500
Mobile Home Parks	\$300	\$150	\$50	\$500
Other Conditional Uses	\$150	\$150	\$50	\$350
Subdivision – Major	\$350	\$150	–	\$500
Visual Impact Approval (<i>Ridgeline and Hillside</i>)	\$150	\$150	–	\$300
Variance and Appeal	\$150	\$150	–	\$300

Notes:

1. Hearing fees are in addition to the permit fees listed above and the cost of any additional information the Zoning Board of Adjustment may request in order to review an application.
2. A certificate of compliance is required for all permits obtained upon conditional use approval before occupancy of the approved structure or commencement of the approved use is authorized.

Send Completed Applications to:

Town of Pomfret
5218 Pomfret Road
North Pomfret, Vermont 05053
Attention: Zoning Administrator

Questions?

Visit our website to contact the Zoning Administrator
<http://pomfretvt.us/index.php/dep/planning-zoning/zo1/>

POMFRET HAS ZONING!

Are you:

- Building a home, bridge or other structure?
- Changing the footprint or elevation of an existing home, bridge or other structure?
- Building, filling, grading or performing other work in a flood zone?
- Building, filling, grading or performing other work within 750' of a ridgeline?

If so, you may need a development permit!

As a landowner, you are responsible for obtaining all required permits before beginning work. Failure to do so could result in monetary penalties. You may also be required to correct any violation, including removal of unpermitted homes, structures or other development.

Please help us keep Pomfret beautiful and safe by following the Zoning Ordinance and Flood Hazard Area Regulations, which are available on the Town website.

When in doubt, ask! Visit our website to contact the Zoning Administrator: <http://pomfretvt.us/index.php/dep/planning-zoning/zo1/>.

REMEMBER

You must obtain all state and local permits before beginning work