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STAFFORD, CT

2018 JUL 17 8:07

  
TOWN CLERK

Legal Notice  
Town Meeting

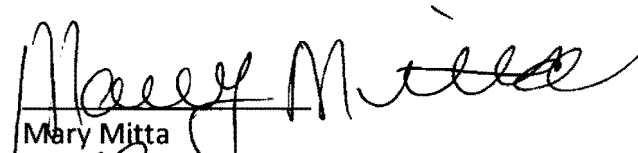
Electors and citizens qualified to vote in town meetings are hereby notified that a special town meeting of the Town of Stafford will be held in the Warren Memorial Town Hall, Veterans Meeting Room, Stafford Springs, Connecticut on Wednesday July 25, 2018 at 7:00 PM for the following purposes to wit:

1. To accept a parcel of land on Standish Drive & Whippoorwill Lane consisting of 2,607 sq. ft./0.06 acre from Wendell and Victoria Avery in the form of a Quit Claim for no consideration.
2. To adopt an ordinance Prescribing Certain Land Use Fees
3. To allow for any proposed ordinances to be published in summary form as stated in Connecticut General Statute 7-157b.
4. To do any other business proper to come before said meeting.

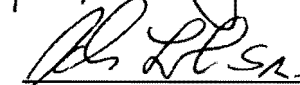
“This document is prepared for the benefit of the public, solely for the purposes of information, summarization and explanation. This document does not represent the intent of the legislative body of the Town of Stafford for any purpose.”

A copy of all ordinances are on file in the Office of the Town Clerk.

Dated at Stafford, Connecticut, this 17<sup>th</sup> day of July 2018.



Mary Mitta



John Locke Sr.

Board of Selectmen

Published in the Journal Inquirer 7-17-2018  
Posted 7-17-2018

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**STATUTORY QUIT CLAIM DEED**

KNOW YE, that WE, **WENDELL AVERY** and **VICTORIA AVERY**, both of the Town of Stafford, County of Tolland and State of Connecticut, (hereinafter referred to as "Grantors"), for no consideration, do hereby grant, bargain and confirm unto the **TOWN OF STAFFORD**, a Municipal Corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of Tolland and State of Connecticut, (hereinafter referred to as "Grantee"), forever,

**WITH QUIT CLAIM COVENANTS**

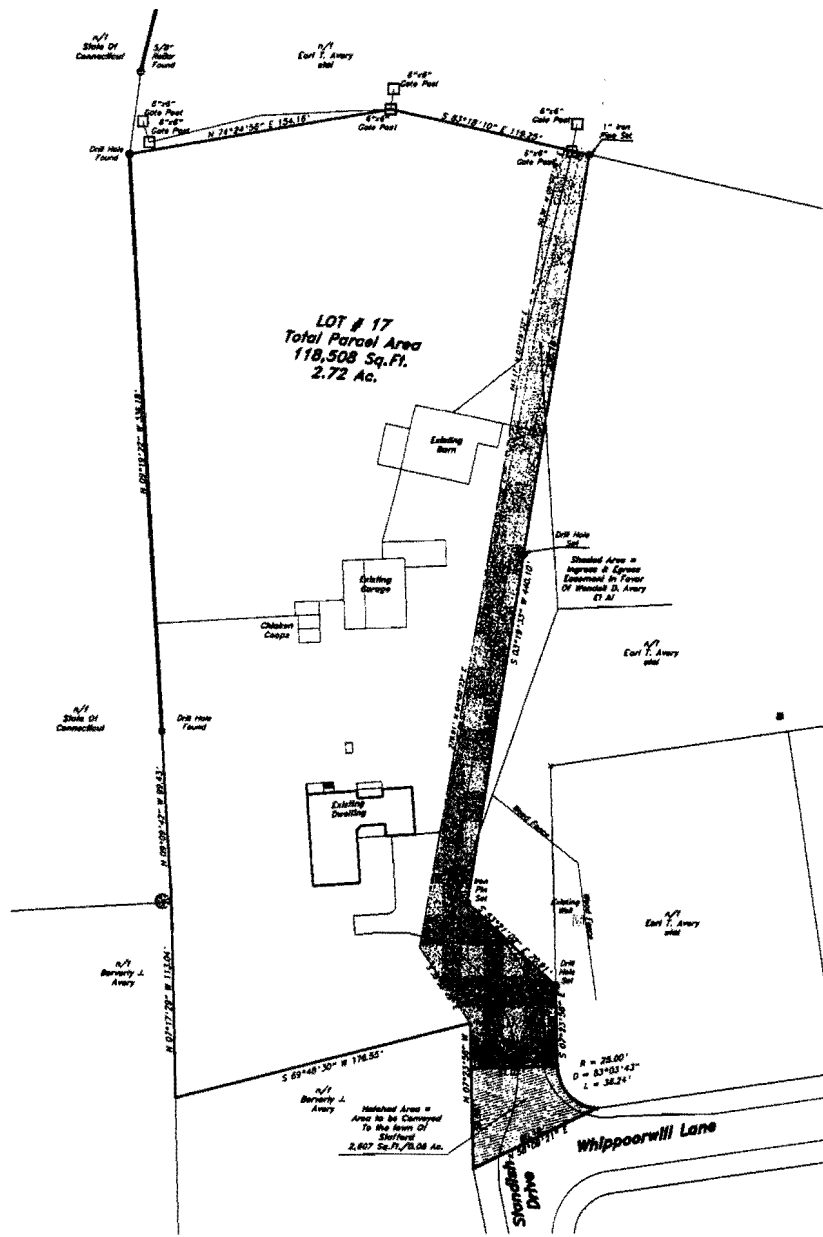
A certain piece or parcel of land, situated in the Town of Stafford, County of Tolland and State of Connecticut, shown as "Hatched Area = Area to be Conveyed To the town of Stafford 2,607 Sq.Ft./0.06 Ac." on a map or plan entitled "PROPERTY/BOUNDARY SURVEY PREPARED FOR WENDELL D. AVERY STANDISH DRIVE & WHIPPOORWILL LANE STAFFORD, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE. STE. 8A, EAST HARTFORD, CT (860)528-1810 JOB 1814 DATE 7-6-18 SCALE AS SHOWN DRAWN BY R.H.H, SHEET 1 of 1" which map is on file in the Stafford Land Records.

**THE ABOVE PREMISES ARE CONVEYED SUBJECT TO:**

Building lines, if established, and any and all provisions of any laws, ordinances or governmental regulations, whether Federal, State or Local, whether public or private, including building, inland/wetland, coastal wetlands, historical district and zoning rules, regulations and ordinances affecting said premises.

All covenants, restrictions, regulations and agreements, reservations, easements, conditions and rights appearing of record.

Real Estate Taxes to the Town of Stafford on the Grand List of October 1, 2017 which the Grantee herein assumes and agrees to pay as part consideration for this deed.



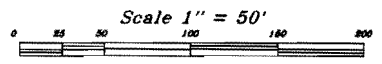
Zoning Bulk Table: (AA Zone Requirements)  
 Lot Area ----- 44,000 Sq. Ft.  
 Lot Frontage ----- 175 Ft.  
 Front Yard ----- 40 Ft.  
 Side Yard ----- 20 Ft.  
 Rear Yard ----- 35 Ft.

Map Reference:  
 1) "DRCUTT VILLAGE PROPERTY OF EARL T. AVERY STAFFORD, CONN. SCALE: 1"=50' MAY 2, 1968 DOUGLAS PRIOR L.S. 6095 TOLLAND, CONN."

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300d-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY/BOUNDARY SURVEY BASED ON A FIRST SURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND IS TO BE USED FOR ZONING COMPLIANCE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RUSSELL H. HEINTZ                      L.S. 15464                      7-08-18  
 REGISTRATION NO.                      DATE



**MAP 36 LOT 11 & 20**

<b>PROPERTY/BOUNDARY SURVEY</b>				
PREPARED FOR				
<b>WENDELL D. AVERY</b>				
STANDISH DRIVE & WHIPPOORWILL LANE				
STAFFORD, CONNECTICUT				
<b>TARBELL, HEINTZ &amp; ASSOC., INC.</b>				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVE. STE. 6A, EAST HARTFORD, CT (800) 626-1810				
JOB NO.	DATE:	SCALE:	DRAWN BY:	SHEET NO:
1814	7-08-18	AS SHOWN	R.H.N.	1 of 1

**2-6 AN ORDINANCE PRESCRIBING CERTAIN LAND USE FEES**

**BE IT ENACTED BY THE TOWN OF STAFFORD:**

**Section 1: APPLICATION FEES**

WHEREAS, it is necessary for the Town of Stafford to incur certain expenses in order to administer the Zoning, Subdivision and Inland Wetlands Regulations of the Town which includes the expense of required legal advertisements, administrative review of applications, engineering and legal expenses to assure the Town that construction is in accordance with the regulations and approved plans; and

WHEREAS, it is appropriate to assess the expense incurred by the Town in processing and administering land use applications and construction against those who precipitate and benefit by that work;

NOW THEREFORE pursuant to Connecticut General Statutes Section 8-1c the Town of Stafford hereby adopts the following Schedule of Fees for various land use activities:

<b>Stafford CT Land Use Fees</b>	<b>ZONING</b>	<b>State Fee</b>	<b>Total</b>
<b>Single Family House</b>	\$100.00	\$60.00	\$160.00
<b>Special Use Permit</b>	\$350.00	\$60.00	\$410.00
<b>Site Plan</b>	\$200.00	\$60.00	\$260.00
<b>Site Plan Revision</b>	\$100.00	\$60.00	\$120.00
<b>ZBA Application (Appeal, Variance, Site Plan)</b>	\$300.00	\$60.00	\$360.00
<b>Amendments to Subdivision or Zoning Regulations or Zoning Map</b>	\$300.00	\$60.00	\$360.00
<b>Campground Renewal</b>	\$80.00	\$60.00	\$140.00
<b>Earth Removal</b>	\$225.00	\$60.00	\$285.00
<b>Temporary Earth Removal or processing</b>	\$75.00	\$60.00	\$135.00
<b>Miscellaneous (sheds less than 200 SQ FT)</b>	\$50.00	\$60.00	\$110.00
<b>Additions and accessory structures over 200 SQ Ft</b>	\$100.00	\$60.00	\$160.00
<b>Sign</b>	\$50.00	\$60.00	\$110.00
<b>Zoning compliance letter</b>	\$25.00	\$0.00	\$25.00

	<b>SUBDIVISION</b>		
<b>Base Fee</b>	\$270 plus:		
<b>New Road</b>	\$85.00 for every 100' or any part thereof created; plus		
<b>Existing Road</b>	\$55.00 for every 100' or any part thereof created; plus		
<b>Lot Fee</b>	\$150 for each of the first 20 lots; plus		
	\$125 for each of the 21 through 50 lots; plus		
	\$100 for each of the 51 through 100 lots; plus		
	\$75.00 for each lot over 100.		
	<b>WETLANDS</b>		
<b>Permitted Uses as of Right</b>	No charge		No charge
<b>Application with Public Hearing</b>	\$350.00		\$350.00
<b>Application no Public Hearing</b>	\$75.00		\$75.00
<b>Modification of previous approval</b>	\$35.00		\$35.00
	The Commissions may waive any of the fees established; any waiver shall be accompanied by a statement of reason.		
	<b>8.1 Fees for Outside Experts:</b>		
	The Commissions may, at its discretion, hire or engage outside experts to assist in its evaluation of any application for site plan approval, by special exception. The total costs for all outside expertise shall be borne by the applicant. The Commissions may require an initial payment, to be determined, for the hiring of these experts, prior to its review of the application. This payment shall be considered as an integral component of the application, and the failure of the applicant to make this payment shall render the application incomplete. If the applicant fails to pay the fee within thirty (30) days of receiving an invoice, the Commission may revoke all approvals of the application and pursue all necessary action to receive payment.		

## **Section 2. PRE-APPROVAL DEPOSITS AND FEES**

It is anticipated that the fees in Section 1 will reimburse the Town for actual expenses incurred in the processing of each of the applications to a decision. In addition, as to all applications for Subdivision, Re-subdivision, Special Permit, Site Plan Approval or Modification, and Wetlands Applications requesting water course crossing or relocation of wetlands, then the land use department receiving the application will require a deposit equal to the anticipated cost of materials and services to be performed by professionals other than town employees including but not limited to the review of the applications for conformance with the Regulations of the Inland/Wetlands and Watercourse Agency and the Planning and Zoning Commission including the computation of the cost to construct improvements subject to bonding requirements. Such sums shall be deposited with the Town and all bills received from professionals other than Town employees in connection with that Application shall be charged against that deposit. If the deposit is exhausted, then an additional deposit will be required before any further action is taken on the Application. Upon approval of the Application and issuance of the requested Permit, any excess deposit shall be refunded to the Applicant not later than sixty (60) days thereafter.

## **Section 3: POST-APPROVAL DEPOSIT AND FEES**

Prior to issuance of the Permit following approval by the appropriate Land Use Commission or Agency, the professional who has been engaged to review the Application shall provide to the Land Use Agency an estimate of the cost for said professionals other than Town employees, to inspect construction at reasonable intervals to insure that construction complies with the approved Plan, conformance with the Phase II Regulations of the Connecticut Clean Water Act, inspections for reductions of Performance Bonds, review of Plan Revisions and documents necessary to implement or complete the Plans, and review and inspection of all improvements necessary for Town acceptance of the Project Infrastructure or for issuance of a Certificate of Zoning Compliance. A fee equal to that estimated cost shall be paid to the Town through the agent issuing the Permit prior to the recording of any Plan in the land records and prior to the issuance of any Permit for construction in accordance with the approval. All charges thereafter by said professionals in connection with a Permit shall be charged against the deposit. If the deposit is exhausted, then an additional amount shall be collected based upon the professional's additional estimate of costs before any further work or inspections are conducted. Failure to make an additional deposit shall be grounds for the appropriate Enforcement Officer to issue a Stop Work or Cease and Desist Order. Upon completion of the Project and acceptance by the Town of any Project infrastructure or issuance of a Certificate of Zoning Compliance, any excess funds shall be returned to the applicant not later than sixty (60) days following said event.

## **Section 4: EXPERTS**

Nothing herein shall prohibit any agency of the Town from requiring the applicant or permittee, at his expense, to provide professional consultant reports or certification as to conditions before or after construction [or test results] nor shall this ordinance in any way impact bonding requirements set forth in any of the land use regulations.

## **Section 5: EXEMPTIONS**

The Town of Stafford and all of its boards, commissions, agencies and departments are exempt from the payment of any and all of the fees or deposits required by this ordinance. Charities, churches and non-profit organizations are not exempt.