

# Town of Lovell

## Fee Schedule

### Code Enforcement Fees

#### Permit Fee requirement.

##### Article 9.2

A permit shall be obtained **prior** to the commencement of construction or placement of any **structure** within the Town, prior to the establishment of a use or change of use of a premises, and prior to the renewal of a discontinued nonconforming use. In addition, a permit shall be required prior to any use of land indicated as needing one under Section 6.2.

**Article 9.10-A** Permit fees shall be set annually by the Municipal Officers.

The following construction activities shall not require a permit, provided that the activity is in conformance with Federal, State, or local laws and does not involve any other physical modifications or changes otherwise requiring a permit under this ordinance:

- A. repairs, replacement, and/or normal maintenance
- B. decorative, nonstructural changes in existing structures or buildings
- C. replacement of an existing road culvert as long as:
  - 1. the replacement culvert is not more than 25% longer than the culvert being replaced; and
  - 2. the replacement culvert is no longer than 75 feet; and
  - 3. adequate erosion control measures are taken to prevent sedimentation of the water, and
  - 4. the crossing does not block fish passage in the watercourse.
- D. conduct of an archaeological excavation, as long as the excavation is conducted by an archaeologist listed on the State Historic Preservation Officer's level 1 or level 2 approved list, and unreasonable erosion and sedimentation is prevented by means of adequate and timely temporary and permanent stabilization measures.

- **Building Permit**

- Minimum Permit Fee: **\$30.00.** (<250 sf)
- Unfinished, barns, sheds, garages: **\$30.00 <250 s/f.\$0.15 s/f thereafter.**
- Residential Dwelling: **\$0.20 sf.**
  - This includes all floor areas in living spaces, basements and crawl spaces, lofts, decks, patios, driveways with impervious cover such as asphalt, cement, etc.
- Decks, (Open) Fee: **\$0.15 s/f**
- Porch, Fee **\$0.20 s/f**

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- **Greenhouse:** Personal & Commercial
  - 1 to 250 s/f **\$30.00**
  - 251 to 1500 s/f **\$100.00**
  - 1501 to 2500 s/f **\$150.00**
  - 2501 s/f or more **\$150 + \$0.15 per additional square foot.**
- **Dock & Pier:** **\$0.25 s/f.**
- **Signs and Lights:** **\$30.00.** (Business signs and parking lot lighting)
- **Swimming Pools:** **\$50.00** inground and above ground pools.
- **Residential and Commercial Demolition Permit:** **\$30.00** (Disposal Fees may also be applied).
- **Building Relocation:** **\$30.00.** (Moving structure to new location)
- **Commercial Dwelling or Building:** **\$0.25 sf.**
- **Alterations to any building:**
  - **Commercial:** **\$4.00 per thousand**
  - **Residential:** **\$3.00 per thousand**
    - **Definition: Alteration:** any change, addition, or modification in construction, other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams, or girders.
    - The applicant will provide the C.E.O. with written cost estimates of the proposed alterations. The C.E.O. may require invoices from the applicant or contractor and adjust permit fees before signing off on final inspection.
- **Solar:** (Conditions to approval found in Article 8.24 of the Lovell Zoning Ordinances).
  - Personal Scale Solar Energy Systems (**PSSSES**) (**Minor**) Up to 1200 square feet. **\$0.20 square foot.** (\$240 max)
  - Personal Scale Solar Energy Systems (**PSSSES**) (**Major**) Greater than 1200 square feet and less than 21,780 square feet, (0.5 acres). **\$500.00.**
  - Large Scale Solar Energy Systems (**LSSES**). Greater than 21,780 square feet on any one lot and less than 10 acres on any one lot. **\$10,000 Fee.** Requires Conditional Use approval and Escrows. Approval is only considered in the Industrial Commercial Zone.
- **Tree Removal:** **\$50.00** Shoreland Zone **Hazardous Tree Removal**
- **Towers:** **\$250 .00** Height of proposed tower or other structure does not exceed that which is essential for its intended use and public safety.
- **Home Occupation, Type 1:** **\$30.00.** A home occupation that has no sign and generates a maximum of 10 vehicle trips per day.

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- **Home Occupation, Type 2: \$50.00.** A home occupation that either has a sign or generates more than 10 vehicle trips per day. (Requires Planning Board Conditional Use approval and associated costs.)

Definition: **Home Occupation:** An occupation or profession which is customarily conducted on or in a residential structure or property and which is clearly incidental to and compatible with the residential use of the property and surrounding residential uses.

## Appeals Board

Administrative Variance application: **\$100.00**

Appeal Application: **\$100.00**

Advertising Notices: **\$ Cost of Legal Advertising**

Abutter Notices: **\$10.00 per abutter/** Applicant may assume responsibility\*

Escrow: **\$500.00\*\***

## Planning Board

Conditional Use Application: **\$50.00**

Site Visit: **\$30.00** per Board Member Attendee

Site Plan Review: **\$100.00\*\*\***

Advertising Notices: **\$ Cost of Legal Advertising**

Abutter Notices: **\$10.00 per abutter/** Applicant may assume responsibility\*

Escrow Deposit: **\$500.00\*\***

\*The Applicant may send certified mail to abutters or choose Town Staff.

\*\* Escrow Deposit. Monies are deposited into a non-interest-bearing escrow account established by the Town. These monies are used by the Town to pay for advice requested by the Planning Board, Code Enforcement Officer, and Appeals Board. Includes, but is not limited to Planner, attorney, and municipal staff expenses related to the application. Article 8.24, Solar Systems, have additional Escrow and Bond requirements.

**9.10-B** The applicant shall pay into a special account the cost to the Town of hiring independent consulting services. The fee shall be determined after the Planning Board has secured an

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estimate of the cost of the services and the applicant has seen the estimate. If the balance in the special account is drawn down by 75% prior to the conclusion of review, the Board shall notify the applicant and require an amount equivalent to 50% of the original fee be deposited

by the applicant. Any balance in the account remaining after a final decision on the application shall be returned to the applicant.

\*\*\* Site Plan Review (pending enactment). Staff review of site plan prior to Planning Board

### **Escrow and Bonds Authorized under Article 8.24 Solar Energy Systems, Article 9, K Performance Standards.**

#### **9.6 Fines.**

Any person, firm or corporation being the owner, contractor or having control or use of any structure or premises who violates any of the provisions of this ordinance shall upon conviction be penalized in accordance with provisions of 30-A M.R.S.A. §4452. Each day such a violation is permitted to exist after notification shall constitute a separate offense. Fines shall be payable to the town. (Fine amounts \$100 to \$2500 daily)