The **Plainfield Planning & Zoning Office** is closed for walk-in business until further notice. We will be conducting business by phone, mail, email or appointment during regular business hours.

All Land Use applications are available online at [https://www.plainfieldct.org/planning.asp#](https://www.plainfieldct.org/planning.asp#).

Application fees are as follows:

**Planning and Zoning Commission***
- Amendment to Zoning Regulations: $400.00
- Amendment to Zoning Map: $400.00/parcel
- Site Development Plan Review: $200.00
- Public Hearing Fee, if required: $350.00
- Special Permit which requires Site Development Plan: $550.00
- Special Permits which do not require Site Development Plan: $400.00
- Home Occupation Permit: $25.00
- Use and Compliance Permit: $25.00
- Zoning Permit (includes Certification of Zoning Compliance): $75-$1000.00 of estimated Cost/($25.00 min.)
- Amendment to Subdivision Regulations: $400.00
- Subdivision and Resubdivision: $300.00/lot
- Engineering Review**: $500.00 (minimum)
- Engineering Review for Storm Drainage, Utilities and New Road Design**: $500.00 + $1.00/LF
- Engineering Inspections for Approved Applications****: 25% of estimated construction costs.

**Additional $60.00 fee for all Planning and Zoning applications per Public Act of the CT General Assembly.**

**Plans may be forwarded to the Town’s Engineer for review/comment. A $500.00 review fee shall be paid at the time the application is submitted (must be separate checks). Following engineering review, any remaining funds shall be returned to the applicant. Should engineering review fees exceed $500.00, the applicant shall be responsible for submitting the balance prior to Commission action on the application. Failure to pay said balance shall constitute an incomplete application and result in automatic denial of the application.**

**Payable at time of application. Must be separate checks.**

**Payable before the mylar plans are signed. Should inspection costs exceed the 25% submitted, the applicant shall be required to submit such additional costs within 10 days of notification by the Town. Should said payment not be made, it will result in non-issuance of a Certificate of Occupancy, and possible revocation of the permit, until payment is received by the Town. The Commission reserves the right to place a lien the property for unpaid costs.**

**Zoning Board of Appeals***:
- Dealer and Repairer Location Approval: $550.00
- Gasoline Station Location Approval: $550.00
- Variances: $550.00
- Appeal of ZEO Decision: $550.00

**Additional $60.00 fee for all Zoning Board of Appeals applications per Public Act of the CT General Assembly.**
**Inland Wetlands and Watercourses Commission**:  

Regulated Activities:
- **Residential**: $100 + $100/lot (subdiv.)
- **Commercial/Industrial**: $200 + $100/lot (subdiv.)
- **All Other**: $200 + $100/lot (subdiv.)

**Significant Activity Fee**: $300 (if agency determines otherwise, fee to be refunded to applicant)

I. **Less than 100sf disturbed wetlands**: $10
II. **More than 100sf and less than 5000sf of disturbed wetlands**: Area - 100sf/100x5 + 1 = $
III. **More than 5000sf of disturbed wetlands**: Area - 5000sf/100x10 + I + II

Fee Chart: The fees for applicants who commence a regulated activity without a permit shall be 200% of the fees (except the State fee) unless the Commission, by a majority vote, agrees to reduce the fee to 100% in which case the applicant shall pay the standard fee.

*Additional $560.00 fee for all Inland Wetlands and Watercourses applications per Public Act of the CT General Assembly.*

Appointments can be made for the following only:
- Application Drop Off: Call 860-230-3030/860-230-3028/860-230-3036
- To Schedule Permit Inspections, Call ZEO/IWO: 860-230-3036

To reach our Administrative Assistant: 860-230-3030/schapman@plainfieldct.org
To reach the Town Planner: 860-230-3028/mchinatti@plainfieldct.org
To reach the Asst. Town Planner/ZEO/IWO: 860-230-3036/rbrais@plainfieldct.org

We appreciate your understanding during this difficult time. Stay safe, and stay healthy.

Respectfully,
Mary Ann Chinatti
Town Planner
860-230-3028
mchinatti@plainfieldct.org