



Town of Weston, Vermont
 PO Box 98 12 Lawrence Hill Road Weston, VT 05161

PERMIT APPLICATION FEE SCHEDULE
 Adopted November 9, 2010 and Revised May 11, 2021

The following fees are required and must accompany each permit application. Checks must be made out to the Town of Weston. See reverse side for additional information.

ALL FEES ARE NON-REFUNDABLE

RESIDENTIAL USES (Building Permits)	PERMIT FEE	WARNING FEE
1. New Single Family or Two-Family Dwellings, including any accessory buildings	\$85	-----
2. Accessory Buildings/Alterations*	\$55	-----
NON-RESIDENTIAL USES (Building Permits)		
1. New Structures	\$85	\$125
2. Accessory Buildings/Alterations*.	\$85	-----
3. Change of Use	\$85	\$125
SIGNS (\$40 for each application)		
1. Freestanding, Flush-Mounted or Projecting Sign	\$40	-----
SUBDIVISIONS		
1. Minor Subdivisions (2 lots)	\$135	\$125
2. Major Subdivisions**	\$160	\$365
a. Plus per Lot Fee.	\$160	-----
3. Planned Residential Development (PRD)**	\$160	\$365
a. Plus per Dwelling Unit Fee	\$160	-----
4. Boundary Line Adjustment	\$85	-----
SITE PLAN REVIEW (Required for all Non-Residential Uses)	\$135	\$125
ZONING BOARD OF APPEALS REVIEW		
1. Variance	\$135	\$125
2. Conditional Use	\$135	\$125
3. Appeal of Zoning Administrative Officer Decision	\$135	\$125
COMPLIANCE LETTER	\$25	-----
DRIVEWAY PERMIT (Access to Town Road).	\$20	-----

- APPLICANT TO PAY ANY REQUIRED THIRD PARTY REVIEW FEES REQUESTED IN WRITING BY THE PLANNING COMMISSION OR SELECTBOARD.
- APPLICANTS PAY FOR THE COSTS OF WARNING A HEARING FOR A ZONING MATTER.

***Only one fee will be charge per applicant **Does not include building permit fees which are additional**

ITEMS TO CONSIDER BEFORE APPLYING FOR A ZONING PERMIT

All applications and all attachments must be submitted in triplicate to the
Town of Weston, PO Box 98, Weston, VT 05161-0098

- A. ZONING PERMITS** Generally, a zoning permit is required prior to building within the Town of Weston. A permit is required for the following:
1. A house, garage or other accessory building, or to enlarge any of these;
 2. A structure for non-residential purposes, or to convert any part of a residential structure for non-residential purposes;
 3. Change or expand the use of any structure or parcel of land;
 4. Divide a parcel of land into two or more parcels;
 5. Install an on premise sign
- B. PERMITS, DRIVEWAY/ACCESS** If you plan to construct a driveway, a permit must be obtained from the Selectboard; ask the Town Clerk for the application or download it from our website (westonvt.org). If the driveway will access a State highway, a permit must be obtained from the State of Vermont.
- C. ZONING BYLAWS** All permits are required to comply with the Town of Weston Zoning and Subdivision Bylaws. Landowners are strongly encouraged to review the sections of the Bylaws applicable to their proposed development prior to designing a building or site improvement and prior to applying for a permit.
- D. EXCEPTIONS** A zoning permit is not required for the following:
1. For the placement or construction of a detached accessory structure of less than 144 square feet;
 2. For any interior structural alteration which does not change the use of the structure;
 3. For any exterior renovation that does not increase the exterior dimensions or change the use of the structure;
 4. For a chimney or vent pipe.
- E. PERMITTED USES** To determine legal uses in each district find the district in which your property is located and check for permitted uses referring to the definitions. For one and two-family houses and additions, renovations and agricultural uses, a permit may be obtained from the Zoning Administrative Office. For all other building or uses a permit must be obtained from the Zoning Administrative Office **and a site plan approval** must be obtained from the Planning Commission.
- F. CONDITIONAL USES** Conditional uses may be permitted in all districts after a duly warned public hearing before the Zoning Board of Adjustment and subject to certain conditions. Permit for conditions uses are obtained from the Zoning Administrative Officer and also require site plan approval by the Planning Commission.
- G. SUBDIVISIONS** All subdivisions require approval of the Planning Commission.
- H. SEPTIC PERMITS** See State of Vermont web page: <https://dec.vermont.gov/water>
- I. STATE OF VERMONT PERMITS** Contact the State of Vermont District 2 Environmental Commission and/or the Department of Labor and Industry of information regarding State of Vermont development permits.

NOTE: The information contained on these sheets does not exempt the applicant from the responsibility of meeting all requirements of the official zoning regulations.