



**TOWN COUNCIL
WATERTOWN, CONNECTICUT
MONDAY, JULY 18, 2011
PUBLIC HEARING – 7:00 P.M.**

**WATERTOWN HIGH SCHOOL
LECTURE ROOM
324 FRENCH STREET
WATERTOWN, CT 06795**

PRESENT: Elaine Adams
Katherine Duplissie
Richard Fusco
Linda Masayda
Raymond Primini, Chairman
Paul Rinaldi
Mary Ann Rosa, Vice Chairman
Thomas Winn

ABSENT: Richard DiFederico

OTHERS PRESENT: Frank Nardelli, Assistant Town Manager/Finance Director

1. Call Meeting to Order

Chairman Primini called the meeting to order at 7:04 p.m.

Chairman Raymond Primini read the Public Hearing Notice:

**NOTICE OF PUBLIC HEARING
TOWN OF WATERTOWN
BUILDING PERMIT AND INSPECTION FEES
JULY 18, 2011**

NOTICE IS HEREBY GIVEN that the Watertown Town Council will hold a public hearing on July 18, 2011 at 7:00 p.m. at the Watertown High School Lecture Room, 324 French Street to hear public comment on proposed changes to the building permit and inspection fee schedule pursuant to Town of Watertown Ordinance 10-21-85-131, and Watertown Code of Ordinances Section 6.1.

The Draft Resolution authorizing the proposed fee schedule can be viewed on the internet by accessing the Town of Watertown's web site at: www.Watertownct.org. located under Town Departments – Building Inspector. Copies of the fee schedule is also available for public inspection during business hours at the Town Hall Annex, 424 Main Street; Town Hall, 37 DeForest Street, Watertown, Connecticut

Anyone wishing to present written testimony may do so in writing prior to, or at the public hearing to the Watertown Town Council, 424 Main Street, Watertown, CT 06795. Oral testimony may be presented at the public hearing.

The Town of Watertown is an EEO/AA Employer. It also promotes fair housing and makes all programs available to lower income persons regardless of race, color, sex, age, national origin, religion, disability/handicap, marital status or sexual preference. The public hearing location is accessible to persons with physical disabilities. If you require a translator, or accommodations for a hearing impairment or other accommodation, contact the Town of Watertown at 860-945-5255 prior to the hearing when possible.

Dated at Watertown, Connecticut this 7th day of July, 2011.

Charles Frigon, Town Manager

RETURN OF NOTICE
TOWN OF WATERTOWN
NOTICE OF PUBLIC HEARING

I hereby certify that on July 7, 2011, I left a duplicate copy of the attached Notice of Public Hearing, Town of Watertown, Connecticut with Lisa Dalton its Town Clerk.

I further certify that on July 7, 2011, I caused a copy of said Notice of Public Hearing to be published in the Waterbury Republican American, which newspaper has a substantial circulation in said Town.

I further certify that on July 7, 2011, I caused to be set upon the signpost or other exterior places nearest the Office of the Town Clerk and all other places and signposts designated by the Town, a written copy of said Notice of Public Hearing signed by me as the Town Manager of the Town of Watertown.

I further certify that all the above acts were done at least five (5) days before the holding of the Public Hearing on July 18, 2011.

Dated at Watertown, Connecticut this 7th day of July, 2011.

Charles Frigon,
Town Manager

TOWN CLERK'S CERTIFICATION AS TO
NOTICE OF PUBLIC HEARING AND RETURN OF NOTICE

I hereby certify that the attached Notice of Public Hearing and the foregoing Return of Notice of Public Hearing are duly recorded in the records of the Town of Watertown, Connecticut and that and that Charles Frigon was Town Manager on the date the notice and Return of Notice was signed.

Dated at Watertown, Connecticut this 7th day of July, 2011

Lisa Dalton, Town Clerk

Chairman Raymond Primini read the resolution:

**RESOLUTION ESTABLISHING BUILDING FEES
AND BUILDING PERMIT INSPECTION FEES
UNDER CERTAIN CIRCUMSTANCES**

WHEREAS, Ordinance No. 10-21-85-131 An ordinance concerning Building Permit Fees, established that the Town Council may establish building permit fees and may be resolution, amend said fee schedule; and

WHEREAS, Ordinance No. 10-21-85-131 requires that the members of the Town Council conduct a public hearing prior to the amendment of any building permit fee schedules; and

WHEREAS, the members of the Town Council did conduct a public hearing on an amended building permit fee schedule as described in this resolution on Monday, July 18, 2011, at 7:00 pm, at the Watertown High School Lecture Room;

NOW THEREFORE E IT RESOLVED by the members of the Watertown Town Council, that the following building permit fee schedule and policies are hereby established:

1. For all work required to have a building permit per the State Building Code, the fee schedule shown as "Attachment A", shall pertain.
2. All individuals who are required to have a building permit, and who do not obtain a permit or otherwise receive permission of the Town's Building Department to proceed with work, shall pay to the Town prior to receipt of the required and appropriate building permit a fee of \$50,00 or 10% of the building permit fee, whichever is greater for the first occurrence; and a fee of \$100.00 or 20% of the building permit fee, whichever is greater

for any and all subsequent occurrence(s). Collection of the applicable fee shall not, in any way, limit the Town's ability to pursue other legal avenues or options otherwise available to the Town.

3. Individuals who request a building inspection, and at the time of said inspection the work to be inspected is not complete or ready for an inspection, shall pay to the Town, a fee of \$50.00. Said \$50.00 fee shall be paid to the Town before any other inspections are completed on the work in question.
4. In extenuating circumstances, the Town's Building Official may waive fees associated with Items No. 2 and 3, previously mentioned. In no events will any one individual be Granted more than one (1) waiver.

Dated at Watertown, Connecticut this 18th day of July, 2011.

Raymond F. Primini, Chairman
Watertown Town Council

Chairman Primini I am going to open this up for public comment.

Dino Radocchio – Building Inspector - 51 Depot Square

To the best of my knowledge the last time the fees were raised was in 1985. The costs have gone up quite a bit. We are trying to get comparable with the equivalent towns in the area. We surveyed North Haven and several other towns which are quite a bit more than what we are charging.

Richard Fusco it is actually higher and it's lower, for the first thousand dollars they are going to charge \$20.00 it was \$10.00. Now the way they are going to do it after \$1,000 it drops from the 20 to 15, so you are actually only seeing a \$5.00 increase in the entire fee and it is not that much.

Dino Radocchio the rest of our fees are for \$1,000 or less the small permits, electrical permits and that sort of thing. The city of Waterbury charges \$25.00 for their rates.

Raymond Primini so this is comparable with other towns.

Dino Radocchio yes

Richard Fusco we are still low and the way I read this and I did not know this part was in it. If it's mechanical it is only \$10.00 per thousand like what you were doing before, right.

Dino Radocchio no, all the way through is \$15.00 for every additional thousand and \$20.00 for the first thousand.

Raymond Primini for mechanical

Dino Radocchio yes

Richard Fusco this is not what it is saying.

Dino Radocchio the old regulation was like that, but the modified resolution that I received was 20 & 15, Mr. Frigon told me that.

Frank Nardelli I am reading this too is says mechanical fee of \$10.00 per thousand dollar value.

Richard Fusco it is on Attachment A Mechanical #2. A separate permit fee shall be required for each of the following mechanical trades: Electrical, plumbing, heating, ventilation, air conditioning, and sprinklers: A. Fee \$10.00 per \$1,000 value.

Dino Radocchio I have an amended attachment A.

Thomas Winn what was officially announced in the paper?

Frank Nardelli the notice was in the paper you can go to the town's website to look at copies of the fee schedule and is that the only item that changed was the 15.

Dino Radocchio that was the original that Mr. Frigon showed me, I discussed it with him and he said to keep everything the same for clarity.

Frank Nardelli Attorney Jessell will be here and we could ask him. I would recess it.

Raymond Primini I am going to leave it open for anyone to comment

Al Mickel – 95 Woodvine Avenue

Is this a change to an ordinance?

Raymond Primini yes it is

Al Mickel and has it been through an ordinance subcommittee?

Richard Fusco it went through the Finance Subcommittee.

Frank Nardelli there is nothing that says it has to go to the ordinance subcommittee. It went through finance when we were doing the budget we included the extra building permit fees based on these new amounts.

Mary Ann Rosa we need clarification on the figure from the Town Manager and to see what is on the website.

Frank Nardelli when Attorney Jessell comes later we can ask him if the council when they adopt the ordinance has the authority to change the amount or if we have to republish it or do it over again.

Raymond Primini does anyone else have comments on this we are going to declare a recess on this at 7:15.

Reopen the public meeting at 8:30

Raymond Primini is there any other comments on the building permit fees. The correct one would be the one that was posted.

Elaine Adams why don't we put it on the record what the differences were what we had in our packet and what was posted.

Richard Fusco read: "*a separate permit shall be required for each of the following mechanical trades: electrical, plumbing, heating, ventilation, air conditioning and sprinklers. Fee - \$20.00 for the first \$1,000 of construction value. Fees - \$15.00 per thousand of construction value for each 1000 value exceeding the initial 1,000. C. dollars value of building permits is to be based on the determination of the chief building official of the Town of Watertown.*" It is exactly the same thing that is under general construction #1.

Elaine Adams it is \$20.00 instead of \$10.00

Richard Fusco right

Raymond Primini asked if there were any public comments from the audience.

Closed the public hearing at 8:35.

Raymond F. Primini, Chairman
Watertown Town Council

Susan King, Clerk