

# Text Amendment Final Approved Language

Town of Woodstock Subdivision Regulations, Chapter VI

Note: The underlined text shows the changes made and approved on 1/21/16.

## SUBDIVISION REGULATIONS, CHAPTER VI. Conservation Land

### 7. Fee in Lieu of Conservation Land

As set forth in Section 8-25 of the Connecticut General Statutes, the Commission may authorize the Applicant to pay a fee to the Town, or pay a combination of fee and land transfer to the Town in lieu of the full requirement to provide Conservation Land as set forth in Chapter V. Such authorization may be granted by the Commission only if it determines, ~~in consultation with the Town Planner and the Conservation Commission,~~ that conditions such as subdivision size, population densities, existing open space in the neighborhood, topography, soils, or other characteristics are such that on-site Conservation Land is not as desirable as a fee-in-lieu of Conservation Land. **The Commission shall consult the Town Planner (or designee) and the Conservation Commission, but if a report on a fee in-lieu of conservation land proposal is not received by the close of the Public Hearing, then the Commission shall proceed without the Conservation Commission's input ~~it shall be taken as an approval of the proposal.~~**

Fees submitted under this section shall be deposited by the Town in the Open Space and Agricultural Land Acquisition Fund or its successor.

Such fee, or combination of fee and the fair market of any land permanently dedicated as Conservation Land, shall be equal to not more than ten percent (10%) of the fair market value of the land to be subdivided prior to the approval of the subdivision. The fair market value shall be determined by an appraiser jointly selected by the Commission and the Applicant, with the cost of all appraisal fees and expenses borne by the Applicant. To employ the fee-in-lieu of Conservation Land option, the Applicant shall submit to the Commission a written proposal to pay a fee in lieu of providing open space, along with **a Member of Appraisal Institute (MAI), ~~an MAI~~ a Senior Residential Appraiser (SRA) or equivalent** appraisal by a firm acceptable to the Commission.

Approved January 21, 2016

Effective March 1, 2016