

Impact fees waived in Lincoln for two more years

By [MEGHAN KAVANAUGH, Valley Breeze Staff Writer](#)

LINCOLN - Citing business growth over the past year, the Town Council voted at its meeting on Nov. 20 to extend the impact fee waiver for another two years.

Impact fees were originally waived for the 2011 and 2012 calendar years, with the exception of those collected for major residential development of four or more lots or condominiums, after the council voted favorably back in August 2011.

The new ordinance amendment, proposed by Town Council President Keith Macksoud because of a decrease in the number of private homes being built in town, states that "all impact fees shall be waived for building applications filed in the two calendar years, commencing January 1, 2013."

The one-time impact fees are \$3,400 per house or condominium, and 31 cents per square foot for commercial properties, to be charged for the use of services, such as police, water, sewer and fire.

In 2011, Macksoud argued that those businesses looking to expand are not adding any additional use of such services.

According to an unaudited impact fee report from Finance Director John Ward, the town had a balance of \$207,343 as of June 30, 2011.

With \$30,762 collected over the past year, and \$147,760 spent on the library addition, police station assessment and fencing at Manville Park, the report states the balance as of June 30, 2012, is \$90,344.

Town Administrator T. Joseph Almond said the town has seen growth since the fees were waived.

"Impact fees seemed to be working against places wanting to expand," he said, adding that there is no indication that residential property development will pick up in the next two years.