

PLANNING BOARD FEES

As of October 25, 2016

Subdivision Fees

ANR Plans - Plans for which approval is not required under the subdivision control law.	\$50 plus \$75.00 for each building lot created
Preliminary Subdivision Plan	\$1,000.00 up to 600 feet in length as measured along the road's center line. \$ 1 per foot beyond 600 feet.
Definitive Subdivision Plan	\$1,500.00 if submitted within 7 months of preliminary plan submittal \$10.00 per foot as measured along the road's center if no preliminary plan was approved or if submitted more than 7 months after preliminary plan submittal.
Modification of Subdivision Plan	\$400.00
Application to Reduce or Release Performance Guarantee or Covenant	\$75.00

Zoning Fees for planning board submittals only. ZBA fees are separate.

Site Plan Approval	Existing Building	\$200 per first 1,000 sf GFA; \$100 per each additional 1,000 sf GFA
	New Construction including additions of greater than 200 sf GFA to existing buildings (fee applies to new GFA only with no charge for existing area).	\$400 per first 5,000 sf GFA; \$200 per each additional 5,000 sf GFA

GFA = Gross Floor Area = definition below:
The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another. For this bylaw, that includes outdoor storage, seating, retail areas.

Special Permits

Unless specified below, special permits applications are \$150. When site plan review coincides, that fee is also applied. See above for site plan review fees.

Earth Removal Special Permit	\$500 plus \$300 renewal and inspection fee every two years.
Common Driveway Special Permit	1/2 fee of preliminary subdivision \$500
Wireless Communication Facility Special Perr	\$500
Commercial Photovoltaic Installation	\$200
Small Wind Energy System	\$100
Modification of a Special Permit	\$200
Minor Common Driveway	\$150
Zoning Map/Bylaw Change	\$150

Planning Board fees are to cover the town's administrative costs. Applicants shall pay directly for legal advertisements, 3rd party peer review, and other consultants the planning board might require.