

PLANNING BOARD HEARINGS					
	SPECIAL PERMIT AND SITE PLAN REVIEW FEES	Size of project	Standard Fee	Calculation of fee	Applicant Fee
	MAILING AND LEGAL NOTICES	NA		\$45	\$45
SP1	NEW OR RENOVATED SPACE UP TO 2,000 SF OF SITE COVERAGE EXCLUSIVE OF PARKING, WALKWAYS, DRIVEWAYS)			\$750	\$750
SP2	NEW FLOOR SPACE UP TO BETWEEN 2,000 AND 30,000 SF		SP1 + \$0.10/sf over 2,000 sf	\$750 + \$0.10*(project size -2000)	
SP3	NEW FLOOR SPACE OVER 30,000 SF		SP2 + \$0.01/sf over 30,000 sf	\$750 + \$0.10*(28,000 sf) + \$0.01*(project size - 30,000 sf)	
SP4	RENOVATED FLOOR SPACE BETWEEN 2,000 AND 30,000 SF		SP1 + \$0.025/sf over 2,000 sf	\$750 + \$0.025*(project size -2000)	
SP5	RENOVATED FLOOR SPACE OVER 30,000 SF		SP4 + \$0.01/sf over 30,000 sf	\$750 + \$0.025*(28,000 sf) + \$0.01*(project size - 30,000 sf)	
SP6	PLANS CREATING NEW AND USING RENOVATED FLOOR SPACE		SP1 + SP2[if new space is less than 30,000 sf then] + SP4[up to 30,000 sf combined new and renovated space] + (0.01/sf over 30,000 sf)	\$750 + \$0.10*(new space up to 30,000 sf -2000 sf) + [if new space is less than 30,000 sf] \$0.025*(renovated space up to 30,000 sf - new space) + \$0.01* (project size - 30,000 sf)	
SP7	PLAN REVISIONS (FOR SECOND AND ADDITIONAL REVISIONS)	NA	50% of original fee		
SP8	MINOR MODIFICATION AFTER APPROVAL OF PLAN			\$500	\$500
SP9	MAJOR MODIFICATION		\$500 + \$0.10/sf up to 30,000 sf + \$0.01/sf over 30,000	\$500+\$0.10*(floor space up to 30,000 sf)+\$0.01*(floor space over 30,000 sf)	
SP10	AS-BUILT SUBMISSIONS		\$250 payable at time of SP approval		\$250
SP11	AFFORDABLE HOUSING DEVELOPMENTS		\$50 per unit of housing created	\$50*(# of new units)	
	TOTAL DUE				
	LAND SUBDIVISION FEES				
	APPROVAL NOT REQUIRED PLANS				
A1	PERIMETER PLANS ELIMINATIVE INTERIOR LOT LINES (plans that could otherwise be filed as an MGL CH 41 Section 81X plan with the Registry of Deeds			\$300	\$300
A2	LOT LINE ADJUSTMENTS (Plans adjusting lot lines without creating new lots)			\$300	\$300
A3	APPROVAL NOT REQUIRED (creation of new lots)		\$250 for up to three lots and \$75 per lot over 3	\$250+\$75*(# of lots over 3)	
	TOTAL DUE				
	SUBDIVISION PLANS				
P1	PRELIMINARY PLANS		\$250 for up to 3 lots and \$75 per lot over 3	\$250+\$75*(# of lots over 3)	
P2	PRELIMINARY PLANS REVISION DURING 45 DAY REVIEW		1 allowed with original fee, 50% of original fee due for second and each additional	P1*.5	
	TOTAL DUE				
	MAILING AND LEGAL NOTICES	NA		\$45	\$45
D1	DEFINITIVE PLAN				
D1A	IF NO PRELIMINARY PLAN FILED		\$600 for up to 3 lots and \$275 per lot over 3	\$600+\$275*(# of lots over 3)	
D1B	IF PRELIMINARY PLAN FILED IN PRECEDING 7 MONTHS		\$350 for up to 3 lots and \$175 per lot over 3	\$350+\$175*(# of lots over 3)	
D2	DEFINITIVE PLAN PLAN REVISIONS DURING REVIEW PERIOD		1 allowed with original fee, 50% of original fee due for second and each additional	D1(A or B)*.5	
	TOTAL DUE				
	MAILING AND LEGAL NOTICES	NA		\$45	\$45
M1	MODIFICATIONS, RESCISSIONS, CHANGES AND AMENDMENTS				
M1A	Within 2 years of approval of definitive plan		\$350 + \$175 per new or changed lot	\$350+\$175*(# of new or changed lots)	
M1B	If beyond two years of approval of definitive subdivision		\$600 + \$275 per new lot or lot changed	\$600+\$275*(# of new or changed lots)	
	TOTAL DUE				
	AS-BUILT SUBMISSIONS		\$250 payable at time of subdivision approval		\$250
	ROAD INSPECTION FEES		\$750 per roadway in subdivision payable at time of subdivision approval		\$750
	TOTAL DUE				

	OPEN SPACE VILLAGE DEVELOPMENTS				
	MAILING AND LEGAL NOTICES	NA	\$45	\$45	\$45
OS1	OPEN SPACE VILLAGE DEVELOPMENTS		\$500 plus related subdivision fees	\$500 plus related subdivision fees noted above	
	TOTAL DUE				
	OTHER FEES				
	LOT RELEASES		\$50/lot	\$50*(# of lots)	
	COVENANT EXTENSIONS		\$100	\$100	
	BOND RELEASES		\$150 payable at the time of posting	\$150	
	STAFF SITE PLAN REVIEW MEETING		NO CHARGE		
	REPETITIVE PETITIONS		\$250	\$250	
	MAILING AND LEGAL NOTICES (FOR ALL OTHER BUSINESS i.e petitioned zoning changes etc.)		\$45	\$45	
	TOTAL DUE				