

PLANNING BOARD

FEE SCHEDULE

Town of Townsend

Attachment 5 – Appendix E:

Townsend Zoning Bylaws, Townsend General Bylaws and Planning Board Rules and Regulations

(Effective April 01, 2024)

Fees are payable to the Town of Townsend at the time of filing and are nonrefundable.

Municipal Projects are exempt from fees.

<u>Application Type</u>	<u>Base Administration fee</u>	<u>Special additions</u>		
<u>Minor Stormwater management permit</u>	\$300.00	consultants’ peer review fee may be required. \$75.00 fee for modification of minor stormwater management permit		
<u>Major Stormwater management permit</u>	\$400.00	Consultant’s Peer Review Fee pursuant to Sec. 175-42 Fees To be deposited into a “53G” interest-bearing account, pursuant to MGL Ch 44, Sec. 53G. \$150.00 fee for modification of major stormwater management permit.		
Approval Not Required (ANR)	\$100.00	Base Administration fee plus \$250.00 multiplied by the number of lots shown on plan plus \$250.00 multiplied by the number of parcels show on plan.		

Scenic Roads Application	\$300.00			
Special Permit or non-discretionary Site Plan review for Solar/Wind Energy Installation	\$350.00	Existing Construction		
Special Permit or non-discretionary Site Plan review for Solar/Wind Energy Installation	\$1,200.00	New Construction		
Special Permit or non-discretionary Site Plan review for Solar/Wind Energy Installation	\$250.00	Modification or Permit Extension		

<p>Preliminary subdivision Plan</p>	<p>\$1,500.00</p>	<p>Base administration fee plus \$200 per lot</p>	<p>In addition, a separate consulting fee in the amount of \$2,500 is required for the review of the preliminary plans by a civil engineer, surveyor or other expert employed by the Planning Board. This fee shall be processed in accordance with § 175-9B.</p>	<p>When an application is rejected as incomplete or denied based on obvious flaws without detailed review by the Board and a reapplication is submitted, the Board will consider, at the Board's discretion, waiving a portion of the reapplication fee. In no event will the reapplication fee be reduced below \$300.</p>
<p>Definitive Subdivision Plan</p>	<p>\$1,800</p>	<p>Base administration fee plus \$600 per lot</p>	<p>In addition to the application fee, the application must include a consulting fee in the amount of \$10,000</p>	<p>The stormwater management application fee, as outlined in the Planning Board Rules and Regulations, § 175-27.</p>
<p>Site Plan Review</p>	<p>\$300.00</p>	<p>Structure(s) less than 3,000 sq ft.</p>		
<p>Site Plan Review</p>	<p>\$500.00</p>	<p>Structure(s) 3,000 sq ft. to 10,000 sq ft.</p>		

Site Plan Review	\$1,500.00	Structure(s) larger than to 10,000 sq ft.		
Site Plan Special permit modification /extension	\$300.00	Approved plan within expiration date.		
Open Space Preservation Development Special Permit or Open Space Multifamily Development	\$1,000.00	New construction		
Open Space Preservation Development Special Permit or Open Space Multifamily Development	\$750.00	If filing simultaneously with Definitive subdivision approval application		
Open Space Preservation Development Special Permit or Open Space Multifamily Development	\$300.00	Modification or Permit extension Base administrative fee plus \$50.00 per lot		
Adult Use special permit	\$2000.00			
Telecommunication Tower	\$1000.00	New construction special permit		
Telecommunication Tower	\$300	Renewal of special permit		

<p>Request for Certificate of Completion <u>During time of stormwater management permit:</u></p>	<p>Free</p>	<p>Free</p>		
<p><u>After expiration of major stormwater management Permit:</u></p>	<p>\$300.00 per each year beyond expiration date</p>	<p>\$300.00 per each year beyond expiration date</p>		
<p><u>Site compliance inspections</u></p>	<p>\$50.00 per site inspection</p>			