## Planning Board Fees

### ANR PLAN
- **Does not create a new building lot**: $100
- **Creates a new building lot**: $1,000

### Subdivisions
- **Traditional, or cluster (incl. Special Permit under ZBA Section 6.6)**
  - Pre Preliminary (informal): No charge
  - Preliminary filing: $2,000 + $1,000 per lot
  - Definitive Filing
    - If preliminary was not filed: $6,000 + $2,000 per lot
    - If preliminary was filed: $2,000 + $1,000 per lot

### Site Plan Review
- **In residential or business districts under ZBL Section 17 or 17.7**
  - Creates new floor space: $100 per 1,000 sq. ft. or fraction thereof
  - No new floor space, or minor modifications: $100

### Special Permit
- **Under ZBL Section 9.2 or 10.3 (restaurant/food service)**: $200

### Sign Permit
- **Under ZBL Section 16.5**: $50

### Fence Plan Approval
- **Under ZBL Section 18.5.3**: $50

### Wireless Communications Facility
- **Under ZBL Section 12.6 (Subject to Town Meeting approval of deletion of old $800 fee from zoning bylaw)**
  - New Facility: $2,000
  - Renewal or modification: $1,000

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**Notes:**

**Waiver of fees** – The Board may, at its discretion, waive fees.

**Project Review Fees** – The Planning Board may, in addition to the above fees, impose project review fees pursuant to MGL Chapter 44 Section 53G for those applications which in its opinion require the services of an outside consultant, in an amount that it considers appropriate to the project. Excess deposited funds will be repaid to the applicant or successor in interest at the conclusion of the review.