



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**Subdivision/Site Plan/Special Permit Fee Schedule –September 7, 2017**

The applicant shall submit the Application Fee and the Review Fee (if applicable) in two separate checks at the time of filing the application with the Town Clerk.

<b>Project</b>	<b>Application Fee</b>	<b>Review Fee</b>
1. Form A – Approval Not Required/81-P Plan:	\$600 ≤ 4 lots + \$50 per lot > 4	N/A
2. Form B – Preliminary Plan:	\$1000 ≤ 10 lots + \$30 per lot > 10	\$2000 ≤ 10 lots + \$60 per lot > 10
3. Form C & J – Definitive Plan:		
a. Filed within 7 months of an Approved Preliminary Subdivision Plan	\$2000 ≤ 10 lots + \$100 per lot > 10	\$4000 ≤ 10 lots + \$200 per lot > 10
b. Filed after 7 months of an Approved Preliminary Subdivision Plan	\$2500 ≤ 10 lots + \$125 per lot > 10	\$5000 ≤ 10 lots + \$250 per lot > 10
c. Filed in the absence of an Approved Preliminary Subdivision Plan	\$4000 ≤ 10 lots + \$175 per lot > 10	\$8000 ≤ 10 lots + \$350 per lot > 10
d. Modification of a Definitive Plan	\$1000 + \$150 per revised lot	\$2000 + \$300 per revised lot
e. Rescission of an Approved Subdivision	\$1500	N/A
5. Site Plan Review		
a. Standard Site Plan Review	\$2000 for up to 50 parking spaces + \$20 per additional space up to 200 + \$15 per additional space over 200	\$4000 for up to 50 parking spaces + \$40 per additional space up to 200 + \$30 per additional space over 200
b. Site Plan Review - Parking Lot only (without building)	\$1250 for up to 50 parking spaces + \$15 per additional space up to 200 + \$10 per additional space over 200	\$2500 for up to 50 parking spaces + \$30 per additional space up to 200 + \$20 per additional space over 200
c. Site Plan Review - Solar	\$2,000	\$4,000
d. Site Plan Review - Modification	\$500	\$1,000
e. Site Plan Review – Duplex	\$500	N/A

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f. Site Plan Review - Di Minimus Change	\$100	N/A
6. Aquifer Protection Overlay District Special Permit		
a. Residential	\$500	p/o Subdivision or Site Plan
b. Non Residential	\$750	p/o Subdivision or Site Plan
10. Common Driveway Special Permit	\$1000	\$2000
11. Multi-Family and/or Senior Housing Special Permit		
a. Townhouse Style Buildings	\$2000 ≤ 20 units + \$50 per unit > 20	\$4000 ≤ 20 units + \$100 per unit > 20
b. Garden Style Buildings	\$2000 ≤ 50 units + \$25 per unit > 50	\$4000 ≤ 50 units + \$50 per unit > 50
12. In Law Apartment Special Permit	\$300	\$500
13. Special Permit-Other	\$300	\$500
14. Inclusionary Housing Special Permits:		
a. Fee in lieu of Inclusionary Housing	\$500 + \$200 per affordable unit	N/A
b. Off-Site Units	\$500 + \$3,000 per affordable unit	N/A
c. Land Donation (ANR Parcels)	\$500 + \$200 per affordable unit	N/A
d. Land Donation (Development Approval Required)	\$500 + \$400 per affordable unit	N/A
e. Exemption	\$500 + \$200 per affordable unit	N/A
14. Rules & Regulations (Subdivision or Special Permit and Site Plan)	\$10 each (free online)	N/A



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**INSPECTION FEES - Approved September 7, 2017**

<p><b>1. Lot Release, Inspection, &amp; Administration Fee:</b></p>	<p>\$12 per LF of Subdivision Road (measured on the center line) + \$4 per LF per each Offsite Inspection of the following: water, sewer, drain, road</p>
<p><b>2. Inspection Fee for Multi-family Townhouse Style Buildings</b> -50% of the total dwelling unit fee shall be deposited in a Cash Bond Account to be refunded upon submittal of As-built plans certifying completion in accordance with the conditions of approval. -All fees shall be paid and deposited prior to the start of site work or building construction.</p>	<p>\$500 per dwelling unit + \$4 per LF per each Offsite Inspection of the following: water, sewer, drain, road</p>
<p><b>3. Inspection Fee for Multi-family Garden Style Buildings</b> -50% of the total dwelling unit fee shall be deposited in a Cash Bond Account to be refunded upon submittal of As-built plans certifying completion in accordance with the conditions of approval. -All fees shall be paid and deposited prior to the start of site work or building construction.</p>	<p>\$250 per dwelling unit + \$4 per LF per each Offsite Inspection of the following: water, sewer, drain, road</p>
<p><b>4. Inspection Fee for Non-residential Site Plans</b> -50% of the total on-site disturbed area fee shall be deposited in a Cash Bond Account to be refunded upon submittal of As-built plans certifying completion in accordance with the conditions of approval. - All fees shall be paid and deposited prior to the start of site work or building construction.</p>	<p>\$100 per 1000 SF of on-site disturbed area + \$3 per LF per each Offsite Inspection of the following: water, sewer, drain, road + \$1.50 per LF per each Onsite Inspection of the following: water, sewer, drain</p>