



**TOWN OF HAMILTON**  
**Planning Department/Planning Board**  
 650 Asbury Street, Hamilton, MA 01982  
 Mailing: P.O. Box 429  
 (978) 626-5251 • [planning@hamiltonma.gov](mailto:planning@hamiltonma.gov)  
[www.hamiltonma.gov](http://www.hamiltonma.gov)

## PLANNING BOARD SCHEDULE OF FEES **DRAFT**

Plan and/or Permit	Fee
<b>PRE-APPLICATION REVIEW</b>	\$175 (when a Pre-Application Review is required under the Zoning Bylaw) or \$100 (when a Pre-Application Review is not required under the Zoning Bylaw). <i>No Public Hearing required.</i>
<b>ANR (FORM A)</b>	\$250 (Base Fee) + \$100 per lot impacted. <i>No Public Hearing required.</i>
<b>SITE PLAN</b>	
1. <b>Site Plan (with new construction/additions)</b>	\$500 (Base Fee) + \$100 per 1,000 square-feet of gross square-footage. For projects proposing new residential units, an additional fee of \$100 per residential unit applies.
2. <b>Architectural Modification or Change of Use</b>	\$250 – When proposed as not part of a new construction/addition project
3. <b>Abbreviated Site Plan Review</b>	\$250
4. <b>Wind Energy Facility (Section 7.4 of Zoning Bylaw)</b>	\$1,000 – If permitted by Site Plan Review only
5. <b>Request for Minor Amendment to Site Plan or to Modify a Condition of Approval</b>	\$200
<b>SPECIAL PERMIT</b>	
1. <b>Special Permit Applications under the Estate Overlay, Senior Housing, and Open Space and Farmland Preservation Development (Sections 8.1, 8.2, and 9.4 of Zoning Bylaw)</b>	\$2,500 (Base Fee) + \$250 per residential unit. No per unit fee shall be assessed on Affordable Housing units.
2. <b>Small Cell Wireless Facility (Section 7.3 of Zoning Bylaw)</b>	\$500
3. <b>Communication Towers and Telecommunication Facilities (Section 7.2 of Zoning Bylaw)</b>	\$1,500
4. <b>Wind Energy Facility (Section 7.4 of Zoning Bylaw)</b>	\$1,500
5. <b>Special Permit Applications under the Commercial Overlay District</b>	\$750
6. <b>Large Accessory Dwelling Unit</b>	\$500



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<b>SPECIAL PERMIT (cont.)</b>	
7. Signs	\$250 (Base Fee) + \$100 per sign if more than one sign is part of the application (Section 6.3 of Zoning Bylaw)
8. Common Driveways (Section 6.2.6 of Zoning Bylaw)	\$250
9. All other Special Permit applications	\$500
10. Request for Minor Amendment to Special Permit or to Modify a Condition of Approval	\$200
<b>STORMWATER MANAGEMENT</b>	
1. Administrative Stormwater Review	\$100 – For projects with less than one acre of disturbance
2. Stormwater Management Permit	\$500
<b>SUBDIVISION PLANS</b>	
1. Preliminary Subdivision Plan	\$1,000 – This cost may be applied toward the cost of a Definitive Subdivision Plan based on a valid, approved Preliminary Subdivision Plan
2. Definitive Subdivision Plan	\$2,500 + \$500 per lot
3. Modification to Definitive Subdivision Plan	\$1,000
<b>OTHER</b>	
1. Frontage Exception for Larger Lots (Section 4.2.3 of Zoning Bylaw)	\$350
2. Scenic Roads Hearing	\$200

*Applicants of all Planning Board hearings requiring a public hearing are also responsible to pay for a Certified Abutter List from the Assessing Department and for the costs of newspaper notification (which will be invoiced to the applicant).*

*In special circumstances, when application fees may pose a hardship, the Planning Board reserves the right to waive application fees, partially or in whole, when requested by the applicant. However, the Board is under no obligation to do so. Newspaper notification and Certified Abutter List fees shall not be waived.*

Approved by the Planning Board on: \_\_\_\_\_