



Town of Boylston Planning Board planning@boylston-ma.gov

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SITE PLAN FEES (See Section 10.03 of the Boylston Zoning Bylaws)

Fees for Site Plan Review when Required for Special Permit

<u>Lot Area</u>	<u>Professional Review Fee</u>	<u>Application Fee</u>
Less Than 3 Acres	\$4,500.00	\$900.00
3 to 10 Acres	\$5,500.00	\$1,200.00
Greater than 10 Acres	\$600.00 times the acreage	\$1,500.00

Notes: The Application Fee includes the costs of legal advertisement and certified mailings to abutters as required by M.G.L. Ch. 40A, Sect. 9. Professional Review Fees include, but are not limited to, engineering and legal review fees. Where more extensive reviews, such as drainage, environmental, or traffic studies, or repeated submittals to the Board's reviewers are necessary, additional fees will be collected to pay for the cost of the consultants' efforts. A fee estimate may be provided by the Planning Board's consulting engineer. The Planning Board may reduce the Professional Review Fee in cases where no change in impervious area is proposed and it is determined that the size, complexity, and completeness of the application package warrant. Any amount left unused from the Review Fees at the completion of the Site Plan Review will be returned to the applicant. Likewise, in cases where notification requirements are minimal, the Planning Board may reduce the application fee accordingly, but in no case shall the application fee be less than \$500.00.

Fees for "Stand-Alone" Site Plan Review

<u>Lot Area</u>	<u>Professional Review Fee</u>	<u>Application Fee</u>
Less Than 3 Acres	\$4,500.00	\$500.00
3 to 10 Acres	\$5,500.00	\$750.00
Greater than 10 Acres	\$600.00 times the acreage	\$1,000.00

Notes: The application fee includes the cost of notifying parties in interest as required by Section 10.03.02 of the Boylston Zoning Bylaw. If the Board determines that notification is not required, the application fee will be reduced by \$250.00. As above, professional review fees include, but are not limited to, engineering and legal review fees. Where more extensive reviews, such as drainage, environmental, or traffic studies, or repeated submittals to the Board's reviewers are necessary, additional fees will be collected to pay for the cost of the consultants' efforts. A fee estimate may be provided by the Planning Board's consulting engineer. The Planning Board may reduce the Project Review Fee in cases where no change in impervious area is proposed and it is determined that the size, complexity, and completeness of the application package warrant. Any amount left unused from the Review Fees at the completion of the Site Plan Review will be returned to the applicant.

Site Plan Construction Inspection Fees

After Site Plan Approval, Site Plan Applicants will be required to post a deposit for the Planning Board's Engineer to perform periodic site inspections during construction. The intent of these site visits is for the Board's Engineer to observe and document construction activities, and report back to the Board periodically with status reports noting any construction changes from the Approved Site Plans.

The minimum deposits for Site Construction Inspections are listed below. Inspection shall occur at a minimum frequency to verify that underground structures, utilities, paving, grading, lighting, and landscaping are constructed as designed. Larger or more complex projects may require additional deposits for more extensive or lengthy Site Construction Inspections.

<u>Lot Area</u>	<u>Fee</u>	<u>Hourly Rate</u>	<u>Inspections (Approx. 2-4 hr/ea)</u>
Less than 3 Acres	\$3,000.00	\$95/hr to \$135/hr	approx. 5 to 7 visits
3 to 10 Acres	\$4,000.00	\$95/hr to \$135/hr	approx. 8 to 11 visits
Greater than 10 Acres	\$6,000.00	\$95/hr to \$135/hr	approx. 11 to 15 visits

Notes: Any amount left unused from the Construction Inspection Fees at the completion of construction will be returned to the applicant. Additional inspections and costs will be incurred if communication is not clear or timely, or if construction is not in compliance with the design or typical construction standards. The applicant (or their authorized agent) is responsible to contact the review engineer. If proper notice is not given, the town has the right to impose conditions