

**TOWN OF WEST NEWBURY  
FEE SCHEDULE**

**SECTION VI.**

The following Table indicates the Fee for Special Permits (SP) and Site Plan Review administered by the Planning Board. In most cases, Site Plan Review (SPR) is required for a Special Permit Application. Note that the Section reference is to the Zoning Bylaw. Please see the Zoning Bylaw for complete text of requirements for each listed use.

**Fee Waivers:** The Planning Board shall waive fees for Affordable Housing Lots or Units created. The Planning Board reserves the right to waive fees as it deems appropriate.

Permit Type	Fee
<b>Pre-Application Meeting with Planning Board</b>	
First Meeting	\$200
Follow-Up Meetings Beyond First Pre-App. Meeting	\$100 per Meeting
<b>Special Permit</b>	
	\$500 (unless otherwise noted below)
Industrial District Special Permit (5.C.2.); Assisted Living Facility Special Permit (7.E.)	\$1,000
Personal Wireless Service Facilities Special Permit (9.)	\$2,000
Large Wind Facility Special Permit (12.)	\$2,000 per Tower
See below for Open Space Preservation Development Special Permit Fees	N/A
<b>Site Plan Review</b>	
	\$1,000 (unless otherwise noted below)
SPR - Uses Permitted in Res. A, B & C Districts with a Special Permit (5.A.3.) (5.A.4.)	\$500
SPR - Permitted Uses (5.B.1) & Uses Permitted with a Special Permit (5.B.2.) in the Business District	\$500
SPR - Additions or Reconstructions exceeding 1,000 s.f. in Industrial District (5.C.1.)	\$500
Public, Municipal, and Municipal Recreational (8.B.3.b.)	No Fee
<b>Modification to Special Permit, Site Plan Review or Both*</b>	
Minor Modification	\$200
Major Modification	\$200
<b>Open Space Preservation Development Special Permit (6.B)</b>	
2-5 Lots or Units	\$500
6-20 Lots or Units	\$1000
21 or more Lots or Units	\$2000
<b>OSPD Site Plan for One-Lot Configuration, following Approval of an OSPD Special Permit (6.B.)</b>	

Filing Fee	\$2000
Per Unit Fee	\$250
<b>OSPD Preliminary or Definitive Subdivision Plan following Approval of an OSPD Special Permit (6.B)</b>	
Filing Fee	\$2000
Per Lot Fee	\$250

**Subdivision Fees (Section 2.5. of Subdivision Regulations)**

Note that Subdivision Fees are established under Planning Board Rules and Regulations Governing the Subdivision of Land. (Section 2.5.) They have been added to this section for reference only, and are not subject to approval of this Fee Schedule.

**Pre-Application Meeting with Planning Board:**

\$200 for first meeting. \$100 per meeting for follow-up meetings beyond the first pre-application meeting.

**Approval Not Required /Form A:**

\$200 Base Filing Fee and \$200 for each additional lot/parcel created. \$200 Filing Fee for plan showing a lot line adjustment without creating a new lot.

**Definitive Subdivision Filings:**

**Preliminary Subdivision Plan**

Filing Fee of \$1000 plus \$100/lot

**Modification to a Preliminary Plan\*\***

Filing Fee of \$100 plus \$50/lot affected by the modification

**Definitive Subdivision Plan**

**if a Preliminary Plan was submitted**

Filing Fee of \$2000 plus \$250/lot

**Definitive Subdivision Plan without a Preliminary Plan submitted**

Filing Fee of \$2500 plus \$500/lot

**Modification to a Definitive Subdivision Plan\*\***

Filing Fee of \$1000 plus \$250/lot affected by the modification

**Preliminary or Definitive Subdivision Plan following a Special Permit issued for Open Space Preservation Development**

see 6.B. above

\*There is no additional fee beyond \$200 for modifications determined to be minor. There is an additional fee of \$200 for modifications determined to be major.

\*\*Modifications made at the request of the Applicant.