

New Planning Division Application Fees
 Planning Board – Board of Appeals – Historic Districts Commission – Historical
 Commission
 Effective January 1, 2026

	Current Fees	New Fee January 1, 2026
Planning Board		
ANR Plan		
Plans which create no new boundary lines	\$100	\$100
Plan which creates new boundary lines	\$100	\$200
Additional for each new lot created by the plan	\$250	\$250
Preliminary Subdivision Plan		
Application fee	\$500	\$750
Additional fee per lot	\$100	\$150
Definitive Subdivision Plan		
If Preliminary Plan reviewed	\$500	\$1,000
Additional fee per lot	\$300	\$300
Additional fee per linear foot of road	\$1	\$1
If Preliminary Plan not reviewed	\$1,000	\$2,000
Additional per lot fee	\$500	\$500
Additional fee per linear foot of road fee	\$2	\$2
Amendment to Definitive Plan		
Minor Modification	\$250	\$250
Major Modification	\$500	\$500
Additional fee per linear feet of road modified	\$0.50	\$0.50
Additional fee per modified lot	\$150	\$200

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Site Plan Review	\$500 or \$15 per 1,000 sq. ft. of gross floor area (whichever is greater)	\$750 or \$50 per 1,000 sq. ft. of GFA, whichever is greater
Scenic Road	\$100	\$100
Planning Board Special Permits		
Common Driveway	\$200	\$200
Residential Cluster	\$200 + Definitive Subdivision fee	\$250 + updated Definitive Subdivision fee
Residential Compound	\$200 + Definitive Subdivision fee	\$250 + updated Definitive Subdivision fee
Zoning Board of Appeals		
ZBA Special Permit	\$200	\$200 Residential \$300 Non-Residential use
Special Permit Renewal	\$100	\$100
Special Permit Amendment	No Fee	\$100 Residential/ \$200 Non-Residential
Variance Sign Variance	\$200	\$200 Residential \$350 Non-Residential use \$100 Sign
PRD	\$500	\$500
Additional fee per dwelling unit (Fee waived if subdivision fee required)	\$100	\$100
Comprehensive Permit	\$500 + \$100 per dwelling unit	\$2,000 & \$100 per unit
Comprehensive Permit Amendment	No Fee	\$300

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Appeal of Building Commissioner Determination	\$50	\$100 Residential \$200 Non-Residential
Personal Wireless Service Facilities	\$750	\$2,000 new towers \$750 for co-location or modification
Historic Districts Commission		
Certificate of Appropriateness	\$25	\$50 – Design changes not creating or altering existing openings on the structure \$100 - Major alterations including new window/door openings, additions \$200 – Demolition and/or construction of a new dwelling
Historical Commission		
Demolition Review	No Fee	\$100
Additional fee if structure is found to be historically significant.		\$100