

# PLANNING BOARD FEE SCHEDULE

The Planning Board is an elected board whose purpose is to guide and control land use in order to promote the health, safety, convenience, morals or welfare of the inhabitants of the Town of Hull. In order to achieve this purpose the Board has regulatory and planning responsibilities, which require the use of town resources. The fees identified are necessary to cover the expenses of the utilized resources.

TYPE		FEE
Subdivision Approval Not Required Plans (ANR Form A)		\$100 plus \$250 for each new lot that meets frontage requirements.
Preliminary Subdivision Plans (Form B)		\$500
Definitive Subdivision Plans (Form C)		\$1000 (\$500 if a Preliminary Subdivision application was filed) plus \$500 for each new lot proposed
Modification of Subdivision		\$500 (Board may waive or reduce fee if modification is deemed minor in nature)
Engineering Review (subdivision)		\$5000 (Required at the time of application for a preliminary or definitive subdivision. The account will remain active until completion of the project. Additional review funds will be requested by the Board as necessary.)
Site Plan Review		.1% of the estimated project cost as determined by the building inspector. Minimum fee is \$200. Maximum fee is \$1,000.
Engineering Review (site plan review)		Amount to be determined in writing by consultant estimate.
Special Permit		
	34-1A.1 Section AA - Multi-family Business District	\$275
	39B - NBOD	\$275
Zoning Bylaw Amendments – Citizen Petitions		Cost of Public Hearing Notice

**Applicants are responsible for the costs of any public notice fees.**

**Engineering Review funds are spent at the discretion of the Board to pay a consulting engineer to review the plan set and other submissions. Unused funds will be returned to the applicant at the completion of the project.**

## **Subdivision:**

When the boundary lines of any lot are altered an application must be filed with the Planning Board. There are three types of application:

- a. Approval Not Required (ANR)** – If land is being divided and the applicant believes the division of land does not constitute a “subdivision”, i.e. does not involve a new roadway, the applicant must file an ANR with the Planning Board and Town Clerk and request an endorsement of the ANR from the Planning Board. Approval of an ANR does not imply that any newly created lot is buildable.
- b. Preliminary Subdivision** - If land is being divided into lots that require construction of roadways a Definitive Subdivision approval is required. The applicant **may** file a Preliminary Subdivision Plan with the Board and receive comments prior to filing a Definitive Subdivision Plan.
- c. Definitive Subdivision** – If land is being divided into lots that require construction of roadways a full subdivision approval is required.

## **Special Permit and Site Plan Review:**

Projects originate with the Building Commissioner where it is determined what permits and approvals are required in order to move forward with the project.

- a. Site Plan Review:** Planning Board is the approving authority for all Site Plans. Site Plan Review is required for:
  1. New buildings and/or structures which involve non-residential or multi-family use of three or more residential units.
  2. Expansions or changes in use of existing buildings with non-residential or multi-family use of three or more residential units, which are now, or will result in 5,000 square feet of gross floor area.
  3. Subdivisions resulting in three (3) or more lots.
  4. Wireless Communication Facilities
  5. All projects requiring Special Permit in the NBOD.
- b. Special Permit:** The Planning Board is the Special Permit Granting Authority for Section 34-1A.1 Section AA Multifamily dwellings in Business Districts and all projects requiring Special Permit under the NBOD. The process and review is governed and conducted in accordance with the applicable provisions of M.G.L. Chapter 40A.