

# Plaistow Planning Board Fee Schedule

Adopted 12/05/18

Impact Fees Updated 08/21/19

<b>Property Address:</b>
<b>Map/Lot:</b>
<b>Applicant Name:</b>
<b>Applicant Contact Number:</b>
<b>Consultant/Engineer:</b>
<b>Consultant/Engineer Contact Number:</b>

Item Count	TYPE OF FEE	FEE COST	TOTAL COST
	<b>PLAN REVIEW &amp; ADMINISTRATIVE</b>		
	Conceptual Consultation (No Plans)	\$ 75.00	
	Preliminary Design Review	\$ 150.00	
	Site Plan Review (New or Amended) No Legal and/or Engineering Review	\$ 150.00	
	Site Plan Review (New or Amended) W/Legal and/or Engineering Review	\$ 250.00	
	Subdivision Application Fee	\$ 250.00	
	Lot Line Adjustment Only	\$ 150.00	
	Lot Line Adjustment added to another application	\$ 75.00	
	Condominium Conversion Only	\$ 150.00	
	Condominium Conversion added to another application	\$ 75.00	
	Easement Plan Only (no additional charges if easements are shown on a site plan, subdivision plan, or lot line adjustment application)	\$ 75.00	
	Special Event Plan Review	\$ 75.00	
	Conditional Use Permit	\$ 75.00	
	Hazardous Material Storage Permit	\$ 75.00	
	Excavation Permit	\$ 75.00	
	Revocation Hearing	\$ 75.00	
	Legal Notice Fee (per application notice)	\$ 175.00	

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# of Notices	Abutter Notification - Please contact Planning Department for Current Fee		
	Recording Fee (Per Sheet)	\$ 40.00	
	Tax Map Update (Final Applications Only)	\$ 75.00	
	LCHIP Surcharge - Separate check payable RCRD due at time of recording	\$ 25.00	
	<b>ESCROW FEES**</b>		
	New Site Plan/Subdivision	\$ 5,000.00	
	Amended Site Plan/Subdivision	\$ 2,500.00	
	Reclamation Plan	\$ 3,000.00	
	Condominium Conversion Plan	\$ 1,000.00	
	<b><i>Escrow Fee Payments must be by separate check</i></b>		
	<b>BONDS</b>		
	Amended Site Plans that do not require review and/or inspection by Planning Board Review Engineer will be required to post a \$5,000 bond. The bond will be refunded upon certification by the Applicant's Engineer of Record that the project is complete and complies with the Planning Board Approved Site Plan.	\$ 5,000.00	
	Site Plans and Amended Site Plans that require review and inspection by Planning Board Review Engineer will be assessed a bond amount at the time of the Pre-Construction meeting. The Planning Board's Bond Estimate Worksheet must be submitted prior to the Pre-Construction Meeting being scheduled.	Determined by Bond Estimate Worksheet	
	<b>IMPACT FEES</b>		
	<b><i>Fees Adopted as of August 21, 2019</i></b>		
	<b>School Impact Fees (per dwelling unit)</b>		
	Single Family Detached	\$ 3,187.00	
	Attached/Townhouse	\$ 2,373.00	
	Two Unit Structure	\$ 2,373.00	
	3-4 Unit Structure	\$ 2,373.00	
	Manufactured Housing	\$ 1,809.00	

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	Accessory Dwelling Unit (ADU)	\$1.72	per sq. ft. of living space
	<b>Recreational Impact Fees (per dwelling unit)</b>		
	Single Family Detached	\$ 914.00	
	Attached and 2+ Family Units	\$ 766.00	
	Manufactured Housing	\$ 663.00	
	Accessory Dwelling Units (ADU)	\$0.48	per sq. ft. of living space
	<b>Public Safety Impact Fee - Residential (per dwelling unit)</b>		
	Single Family Detached	\$ 1,933.00	
	Attached and 2+ Family Units	\$ 1,705.00	
	Manufactured Housing	\$ 1,481.00	
	Accessory Dwelling Units (ADU)	\$1.04	per sq. ft. of living space
	<b>Public Safety Impact Fee - Commercial</b>		
	Retail, Restaurant, Lodging, Office, Institutional	\$1.27	per sq. ft.*
	Industrial, Storage, Transportation Uses	\$0.42	per sq. ft.*
	<i>*net increase</i>		
	<b>New Road Impact Fee</b>	\$5.00	per linear ft.

<b>Total Application Fee</b> <i>(do not include escrow or bonds fees)</i>		
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\*\* Escrow Accounts - If the balance in an escrow account falls below \$500.00, and the project is ongoing, the applicant must deposit additional funds to replenish the account. Deposits shall be made in a minimum of \$2,500.00 increments. Applicants may request, in writing, a refund of any balance in an escrow account upon completion of the project providing that all outstanding invoices have been paid and all required sign-offs have been obtained. The request for refund will be considered by the Planning Board at the next available regularly-scheduled meeting and a majority vote is required for release.