

Plaistow Planning Board Fee Schedule

Adopted 12/05/18
Impact Fees Updated 08/21/19

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

Item Count	TYPE OF FEE	FEE COST	TOTAL COST
	PLAN REVIEW & ADMINISTRATIVE		
	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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	Abutter Notificiation - Current USPS rate for certified/return receipt mail rounded up to next dollar.		
	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	
	ESCROW FEES**		
	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	
	<i>Escrow Fee Payments must be by separate check</i>		
	BONDS		
	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	
	IMPACT FEES		
	<i>Fees Adopted as of August 21, 2019</i>		
	School Impact Fees (per dwelling unit)		
	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	
	Accessory Dwelling Unit (ADU)	\$1.72	per sq. ft. of living space

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	Recreational Impact Fees (per dwelling unit)		
	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
	Public Safety Impact Fee - Residential (per dwelling unit)		
	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
	Public Safety Impact Fee - Commercial		
	Retail, Restaurant, Lodging, Office, Institutional	\$1.27	per sq. ft.*
	Industrial, Storage, Transportation Uses	\$0.42	per sq. ft.*
	<i>*net increase</i>		
	New Road Impact Fee	\$5.00	per linear ft.

Total Application Fee <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.