

**Town of Wendell
Planning Board
Fee Regulations**

(adopted 2005, published March 2006)

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Section 1. Purpose and Context

These rules establish the fees for certain Planning Board reviews and the review of Special Permit Granting Authority (SPGA) reviews under the Zoning Bylaws of the Town of Wendell and the General Bylaws implementing the Scenic Roads and Shade Tree provisions under Massachusetts General Laws. Additional fees are described in the Subdivision Regulations.

Section 2. Definitions

Applicant: Any person or entity or their authorized representative who files an Application for a Permit or Review under the Law.

Application: All plans, forms, reports, studies, or other documents that are submitted to the Board or SPGA under the Law.

Board: Town of Wendell Planning Board

Disturbed: altered or cleared landscape

Law: Massachusetts General Laws, the Town of Wendell Zoning Bylaw and Town of Wendell General Bylaws.

Permit: Any Special Permit as identified in the Town of Wendell Zoning Bylaws

Review: Any review required under the Law to be conducted by the Board or the identified SPGA

SPGA: Special Permit Granting Authority as identified in the Town of Wendell Zoning Bylaws

Section 3. Permit and Review Fees

1. Residential Uses	
Approval Not Required Plan Review	See Subdivision Regulations: Section II.B
Special Permit applicable to a single residence, guest cabin or secondary dwelling	\$50.00
Scenic Roads and Shade Tree Reviews	\$35.00
Site Plan Review unless the Site Plan review is conducted with a Special Permit	\$100.00
Subdivision <u>Preliminary</u> Plan Review: see Subdivision Regulations	See Subdivision Regulations: Section III.B
Subdivision <u>Definitive</u> Plan Review: see Subdivision Regulations	See Subdivision Regulations: Section IV.B
Conservation Development Review	See Subdivision Regulations: Preliminary and Definitive Plan as above or Large Development Review whichever is applicable
Large Development Review	\$400.00 for up to four lots, plus \$35.00 per additional lot created or developed
Commercial or Industrial Special Permit	\$400 plus the larger of: \$100.00 per acre disturbed or \$100.00 per 2500 square feet of building space created or renovated

Section 4. Additional Fees

The applicants for permits or reviews, which require public notice including legal notice in publications and certified mail, must incur the Town for the costs of providing those notices. These costs include, but are not limited to: certified mail, return receipt, publication of legal notice advertisements, etc.

See the Town of Wendell Zoning Bylaws for additional expenses under Article IV. Section D regarding Special Permits and reviews, which applicants may incur.