

# Dunstable Planning Board Fee Schedule

Effective October 21, 2024

Application Type	Town Fee		Reprographic Fee +\$15/page of plan(s)	Initial Deposit for Project Review <sup>1</sup>		Initial Deposit for Inspection <sup>1,2</sup>	Legal Notice <sup>3</sup>
<b>ANR</b> (including an Interior Lot Line Adjustment)	\$250	N/A	Yes	\$800	+\$300 for each lot over two	N/A	Not Required
<b>Preliminary Subdivision</b>	\$500	+\$200 for each lot over four	Yes	\$2,000	+\$400 for each lot over four	N/A	Not Required
<b>Definitive Subdivision</b>	\$1,500	+\$300 for each lot over four	Yes	\$10,000	+\$800 for each lot over four	3X	Yes, twice
<b>Scenic Road Hearing</b>	None	N/A	N/A	N/A	N/A	N/A	Yes, twice
<b>Special Permit, and/or Site Plan Review (Residential)</b>	\$250 for each lot up to four	+\$100 for each lot over four	Yes	\$2,000	+\$400 for each lot over four	1X	Yes, twice
<b>Special Permit, and/or Site Plan Review (Commercial or Industrial)</b>	\$1,500	+\$75 per 1,000SF of gross floor area	Yes	\$10,000	+\$1,000 for each additional 10,000SF of lot area over 5 acres	\$6,000	Yes, twice
<b>Land Disturbance Permit: Tier I</b> (≥ 22,000SF)	\$300	N/A	Yes	\$1,000	N/A	\$2,000	Not Required / Part of Other Application
<b>Land Disturbance Permit: Tier II</b> (≥ 40,000SF)	\$600	N/A	Yes	\$2,000	+\$100/acre for each acre of disturbed area over 5 acres	3X	Not Required / Part of Other Application

Notes:

1. Additional Planning Board Consultant(s): Special Permit, Site Plan Review, Subdivisions and Land Disturbance are subject to peer review by the Town's third-party engineering services. Initial deposits for project review and inspections (if applicable) are subject to a deposit from which at cost invoicing is drawn. Additional deposits in an amount to be determined by the Board when the fund balance falls below 25% of the initial deposit. Minimum balances must be maintained until project completion. Balance at end of project is returned to applicants. This fee may be waived by staff if determined that the project does not require peer review and engineering inspections.
2. Evaluated on a case-by-case basis: based on scope, nature and duration of inspection work required. Generally, assume X times the project review fee.
3. All legal notices, which are paid to publishers, are billed to the applicant at cost to the Town without markup.

❖ Separate checks for fees, initial deposits for project reviews, and inspections shall be made out to: Town of Dunstable. Failure of an applicant to pay the fees shall be grounds for denial of the application or permit.