



FEE SCHEDULE

Town of Wellesley - Planning Department

Adopted by the Planning Board on June 5, 2017

APPLICATION/PROJECT TYPE	FEE AMOUNT*
Planning Board Applications	
<p>Project of Significant Impact (PSI) Special Permit</p> <p><i>Please note, in addition to this application fee, applicants will be responsible for the cost of third party peer reviews and will be required to establish a fund for these costs at the time of application, and replenish such fund as necessary. Prior to application, applicants should discuss the necessary initial amount of the fund with the Planning Director.</i></p>	<p>\$3,500 for projects involving the construction of less than 25,000 sq. ft. of new floor area or the renovation, alteration, or replacement of less than 25,000 sq. ft. of floor area when associated with a change in use.</p> <p>\$5,000 for projects involving the construction of 25,000 sq. ft. or more of new floor area or the renovation, alteration, or replacement of 25,000 sq. ft. or more of floor area when associated with a change in use.</p>
<p>Large House Review</p> <p><i>Please note, in addition to this application fee, applicants may be responsible for the cost of third party peer reviews deemed necessary during the course of review. Applicants will be notified if this is determined to be necessary.</i></p>	<p>\$2,000 for new homes with a TLAG of less than 5,900 sq. ft.; \$3,000 for new homes with a TLAG of 5,900 sq. ft. or greater.</p> <p>For additions resulting in a total TLAG less than 5,900 sq. ft., the fee shall be the product of the percentage of TLAG increase from existing, multiplied by \$2,000, not to exceed \$2,000; for additions resulting in a total TLAG of 5,900 sq. ft. or greater, the fee shall be the product of the percentage of TLAG increase from existing, multiplied by \$3,000, not to exceed \$3,000.</p>
<p>Approval Not Required (ANR) Plans</p>	<p>\$250 for plans showing a new lot line, but not creating new building lots.</p> <p>\$700 for plans creating one or more new building lots, plus \$1,000 for each new lot being created.</p>
<p>Other Special Permits (Residential Incentive Overlay, Inclusionary Zoning**, Lower Falls Village Commercial District, Natural Resources Protection Development, FAR, Density, etc.)</p>	<p>\$500</p>
<p>Review of Adequacy**</p>	<p>\$700, plus \$525 for each new building</p>

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Adoption of New Scenic Road	\$500
Work within Scenic Road Layout	\$150
Subdivision Preliminary Plan	\$3,200
Subdivision Definitive Plan	For plans preceded by a preliminary plan, \$1,950, plus \$1,300 for each building lot on the plan. For plans without a preliminary, \$4,550, plus \$1,965 for each building lot on the plan.
Modification of Approved Definitive Plan	\$550
Rescission of Approved Definitive Plan	\$250
Drainage Review	\$250
Design Review Board Applications	
Design Review for Minor Construction and By-Right Antenna Projects	\$150
Design Review for Major Construction and Special Permit Antenna Projects	\$300
Design Review for Signs, By-Right or Special Permit	\$50; \$100 if the application includes more than 3 signs requiring approval
Historic District Commission Applications	
Certificate of Appropriateness or Hardship	\$75
Denton Road Neighborhood Conservation District Commission Applications	
Certificate of Compatibility or Hardship	\$75
Historical Commission <i>Included for informational purposes; fees set by Historical Commission</i>	
Eligibility Notice	\$50
Preservation Determination	\$800
Waiver	No Fee

*All fees may be paid by cash or check; checks shall be made payable to the "Town of Wellesley"

**Fee set in applicable Bylaw or Rules and Regulations