

# Amesbury

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Planning Board  
Tel: (978) 388-8110  
Fax (978) 388-6727

Town Hall  
62 Friend Street  
Amesbury, MA 01913-2884

**TOWN OF AMESBURY FEE SCHEDULE  
PLANNING BOARD REGULATIONS  
M.G.L. Chapter 44, Section 53G  
Adopted as amended 6/6/06**

1. When reviewing an application for permit or approval, the Planning Board may determine that the assistance of outside consultants is warranted due to a proposed project's complexity or potential local or regional impacts. The Board may require that in addition to a general filing fee, applicants pay a special review fee and inspection fee consisting of reasonable costs incurred by the Board for the employment of outside consultative services by the public or private entity engaged by the Board to assist in the review and inspection of an application.
2. In hiring outside public or private consultants the Board may engage engineers, planners, traffic specialists, lawyers, urban designers, or other appropriate professionals who can assist the Board in analyzing a project to ensure compliance with all relevant laws, bylaws, and regulations.
3. Funds received by the Board pursuant to this Section shall be deposited with the municipal treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board without further appropriation. Expenditures from this special account shall be made only in connection with the review and inspection of a specific project or projects for which a fee has been or will be collected from the applicant. Failure of an applicant to pay this fee shall be grounds for denial of the application or permit.
4. Review and inspection fees may only be spent for services rendered in connection with the specific project from which they were collected. Accrued interest may also be spent for this purpose. At the completion of the Board's review and inspection of a project, any excess amount in the account, including interest, attributable to a specific project, shall be repaid to the applicant or the applicant's successor in interest. A final report of said account shall be made available to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor interest shall provide the Board with documentation establishing such succession in interest.
5. Any applicant may take an administrative appeal from the selection of the outside public or private consultant to the Mayor. The grounds of such an appeal shall be limited to claims that the public or private consultant selected has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no

decision is made by the Mayor in one month following the filing of the appeal, the selection made by the Planning Board shall stand.

6. For the purpose of this regulation, "LOT" shall mean all lots shown on submitted plan, including lots previously approved as ANR lots.

**1. REVIEW FEES**

In addition to the specific review fees for various permits as listed below, a base fee of \$4,000 shall be submitted.

**A. Initial Review Fees of Subdivisions (revised 2006)**

1-4 lots	\$2,800.00
5-10 lots	\$2,800.00 + \$300 per lot over 4
11-18 lots	\$4,600.00 + \$255 per lot over 10
More than 18 lots	\$6,640.00 + \$100 per lot over 18

**B. Initial Review Fees of Site Plans/Special Permits**

10,000 s.f. building	\$2,800.00
10,000 to 40,000 s.f.	\$2,800.00 + \$70 per 1000 s.f.
40,000 to 100,000 s.f.	\$5,600.00 + \$35 per 1000 s.f.
More than 100,000 s.f.	\$9,000.00 + \$10 per 1000 s.f.

**C. Review of Other Special Uses/Specific                      \$3,500.00**

**D. Initial Review Fees of Multifamily**

1-10 units	\$3,500.00
11-25 units	\$3,500 + \$150 per unit over 10
26-50 units	\$5,750.00 + \$100 per unit over 25
More than 50 units	\$8,250.00 + \$25 per unit over 50

The developer is required to pay the above fees to the Town of Amesbury at the time of submittal of plans. Should there be unusual conditions relative to a specific project which would require a higher fee the Planning Board would advise the developer as soon as possible after the submittal.

It should be pointed out that the above fee structure account is for an initial plan review, with allowances made for meeting attendance and subsequent minor plan revisions. Review of substantial revisions and/or supplemental materials would likely require additional fees (beyond that indicated above), the amount of which would be dependent upon the nature of the revision and/or quantity of supplemental material to be reviewed.

**\*2. Inspection Fees (revised 2006)**

Associated with construction observation of subdivision roadways and other sites.

Minimum fee	\$10,000.00
500-1000 ft. roadway	\$18 per ft. roadway
Over 1000 ft. roadway	\$18,000 + \$12 per ft. roadway over 1000 ft.

The developer is required to pay the above fee before the approved plan is signed by the Planning Board (within 21 days of the vote of approval) Should there be unusual conditions relative to a specific project which would require a higher fee, the Planning Board would advise the developer as soon as possible after the approval. The Planning Board requires that a meeting between a member of the Board, the Board's engineer, and the developer and/or contractor be held on site before work begins.

### **3. Off-Site Inspection Fees (11/5/01)**

If an approved Definitive Subdivision Plan requires the construction of new infrastructure or the modification of existing infrastructure that extends beyond the ownership limits of the development (e.g. off-site improvements), the Planning Board may at their discretion (or at the request of the Director of Public Works), engage the services of a qualified consultant to inspect the construction of the improvements. Examples of off-site improvements would include, but are not necessarily limited to:

- Extensions or improvements to sewer or water main piping systems.
- Construction or modification to off-site pumping facilities.
- Extensions or improvements to existing drainage systems.
- Improvements to existing streets such as reconstruction, widening, repaving, or signalization.
- Extensions or connections of sidewalks.

Fees for off-site inspections shall be in addition to the 'Inspection Fees' listed above for subdivisions, and will be established on a case by case basis, depending upon the type of work involved and the level of inspection determined to be warranted by the Planning Board. Funding for off-site inspections shall be as provided for herein and in accordance with MGL Ch 44 Sec 53G.

### **4. Performance Guarantee for Erosion and Sedimentation Control (3/5/02)**

As provided for in Section 6.05 of the Amesbury Subdivision Rules and Regulations, the Planning Board may require a performance guarantee to insure proper implementation and maintenance of the Erosion and Sedimentation Control Plan. The value of the performance bond shall be as follows:

\$0.25 x the area of land to be disturbed (as shown on the approved Definitive Plan). The Planning Board may, at their reasonable discretion, modify the amount of the performance guarantee in response to particular site conditions or constraints.