

SECTION 11. FEES

11.1 CONSULTANT COSTS

1. In any matter under the Board's review where the Board determines that the assistance of outside consultants (engineers, lawyers or other appropriate professionals) is warranted due to the size, scale, or complexity of a proposed project or because of a project's potential impacts, the Board shall require that applicants pay a "review fee" and a "construction inspection fee" consisting of the reasonable costs incurred by the Board for the employment of outside consultants engaged by the Board in their view of an application and to ensure compliance with Board decisions.
2. A deposit towards said "review fee" shall be made at the time the application is submitted (see Fee Schedule). Amendments to an approved subdivision plan must also be accompanied by the appropriate fees (see Fee Schedule). Any application not accompanied by the appropriate fee, payable to the Town of Easton, in cash, money order, bank or certified check, shall be deemed incomplete. An Applicant's failure to pay any additional review or inspection fee within three business days of receiving notice that further fees are required shall be grounds for either disapproval or rescission of a decision of the Board.
3. Funds received by the Board pursuant to this section shall be deposited with the municipal treasurer, who shall, pursuant to M.G.L. c.44, §53G, establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board without further appropriation by Town Meeting. Expenditures from this special account shall be made only in connection with the review of a specific project or projects for which a review fee has been or will be collected from the Applicant. Failure of an Applicant to pay all appropriate review fees shall be grounds for denial of the application.
4. Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of the Board's review 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, provided that any person or entity claiming to be an Applicant's successor in interest shall provide the Board with documentation establishing such succession in interest.
5. Pursuant to M.G.L. c.44, §53G, any Applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist of either an educational degree in or related to the field at issue or three or more years of practical experience 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 Board of Selectmen within one month following the filing of the appeal, the selection made by the Board shall stand.

11.2 APPLICATION FEES

Forms	Description	Fee
		(Subject to Change)
Form A	Approval Not Required Plan	\$300.
Form B	Preliminary Subdivision Plan	\$1,000.00. This cost may be applied towards the cost of a Definitive Subdivision based on a valid, approved Preliminary Subdivision Plan.
Form C	Definitive Subdivision Plan	<p>\$3,000, plus:</p> <p>Application fee of \$500 per lot when combined with a special permit application (other than Common Driveway); OR \$1000 per lot</p> <p>\$350.00 for advertising and mailing</p> <p>PLUS \$1200 for the first 1200 feet, plus \$5.00 per linear-foot of roadway thereafter towards the cost of any outside consultants, as per §11.1 of the Subdivision Rules and Regulations, up to actual costs incurred</p>
Form D.	Modification of a Subdivision	<p>Minor \$300.00 Major \$1500.00 plus \$350.00 for advertising and mailing notices up to actual costs incurred. For a Major Modification, the applicant should also submit a \$1000 deposit towards review by outside consultants, as per §11.1 of the Subdivision Rules and Regulations</p>

Form E	Performance Covenant for a Subdivision	None
Form F	Certificate of Performance (for lot release)	None
Form G	Bond/Lot Release Form	\$200
Estate Lot	Special Permit: Estate Lot	\$1500; plus \$350.00 for advertising & mailing
Common Driveway	Application for a Special Permit to Construct a Common Driveway	\$350.00 for advertising & mailing, Plus: \$300.00 per driveway.
Aquifer Protection District	Special Permit: Aquifer Protection	\$1000.00 plus a minimum; plus \$350.00 for advertising and mailing notices up to the actual costs incurred
OSRD	Special Permit: Open Space Residential Development	\$3000.00
Residential Compound	Special Permit: Residential Compound	\$3000.00

ARD	Special Permit: Adult Retirement Development	\$3000.00
Special Permit	Modification of a Special Permit	Minor: \$300.00 Major: \$1500.00, plus \$350.00 for advertising and mailing notices up to the actual costs incurred. (Note: When modifying a Special Permit and the Definitive Subdivision Plan, both fees apply except that only one advertising fee shall be charged)
Site Plan Review	Site Plan Review For all new development, the applicant should also submit a \$1,000 deposit towards the cost of stormwater review. The applicant shall be liable for the full cost of the review.	For New Construction: UP TO 10,000 S.F. BLDG: \$1,500 10,000-24,999 S.F. BLDG: \$2,500 25,000-99,999 S.F. BLDG:\$4,000 100,000+ S.F. BLDG: \$6,500 For Change of Use, Additions of up to 50% of Existing Square Footage, or Parking Lot Expansions of up to 50% of Existing Area: UP TO 10,000 S.F. BLDG: \$500 10,000-24,999 S.F. BLDG: \$750 25,000-99,999 S.F. BLDG:\$1,000 100,000+ S.F. BLDG: \$1,500
Preliminary Review Form	Informal Review of any application	First time, free. Second time+, \$200