



Brewster Planning Board
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 Brewster, MA 02631-1898
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Planning Board Fees Summary

Effective April 28, 2021

The Planning Board periodically reviews and adjusts the Planning Board Fees Summary, as appropriate, based on costs and time demands. Adjustments to the Planning Board Fees Summary are discussed and voted on by the Planning Board during a public meeting.

Please refer to Select Board Policy on Waiver of Town Permit Fees, amended December 21, 2020 for fee waiver requests.

Applications, Special Permits, Other	Filing Fee
Approval Not Required plan	\$300
Preliminary Subdivision plan	Up to 2 lots, \$300
	3 lots or greater, \$300 per lot
Definitive Subdivision plan	2 lots, \$500
	3 or more lots, \$3,500 plus \$500 per each additional buildable lot.
	Multifamily residential development, \$3,500 plus \$500 per unit.
Flexible Development	\$500 plus \$200 per each lot
Site Plan Review:	
a. Change of use or addition up to 1000 SF	\$400
b. Addition over 1000 SF or a new proposal (i.e. structure)	\$1000 plus \$100 per structure
c. Modification of Site Plan Review	50% of original filing fee
d. Site Plan Review Waiver	\$50
Special Permits Hearing:	
a. Special Permit Use-New	\$400
b. Cluster Subdivision	\$1,000 plus \$100 per buildable lot
c. Dirt Road Access	\$500
d. Planned Residential Development	\$1,000 plus \$100 per dwelling unit
e. Major Residential Development	\$1,000 plus \$100 per lot/dwelling unit
f. Multifamily dwellings	\$1,000 plus \$100 per dwelling unit
g. Sign Special Permit	\$100
h. Wind Energy Turbine	Medium-Scale turbine, \$100 Large-Scale turbine, \$1,000
i. Sand & Gravel	\$100
j. Other (including Scenic Roads)	\$100
Early release from covenant	per subdivision, per application \$250
Covenant extension review and/or hearing	\$500
Modification hearing for special permits, definitive subdivision plan or condominium development	50% of original hearing fee

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Inspections: The road construction inspection charge for grid subdivisions, planned residential and cluster developments, multifamily dwellings and subsidized elderly housing is based on the length of the roadways, measured along the center line of the profile	\$0.75 per foot of roadway and is payable in full when the first inspection is requested (inspection required at each application for lot release request, along with the engineers report). If the project does not pass inspection, a charge of \$0.75 per foot of roadway is payable for each additional inspection. There is a minimum fee of \$50 for any inspection.
Road Maintenance bond formula	\$1.50 x 2 x the length
Other Fees:	
Copy of the Brewster Zoning Bylaw	\$.05/page
Copy of the Subdivision Rules and Regulations	\$.05/page
Betterments/Road Repairs	\$200 per application
Road name change	\$200 per application
Informal review	\$50 per application
Abutter notification fee	Included in filing fee

**Before an application can be scheduled on the Planning Board's regular meeting agenda, a complete application and corresponding plans along with the appropriate filing fee must be submitted to the Planning Department prior to the filing deadline.*