



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

PLANNING BOARD SCHEDULE OF FEES

Application Type	Fee
PRE-APPLICATION REVIEW	\$100 <i>when a Pre-Application Review is required under the Zoning Bylaw, or \$50 when a Pre-Application Review is voluntary. No Public Hearing required.</i>
ANR (FORM A)	\$250 (Base Fee) + \$100 per lot impacted. No Public Hearing required.
SITE PLAN	
1. Site Plan (new construction/additions)	\$300 (Base Fee) + \$100 per 1,000 square-feet of gross square-footage + \$100 per new residential unit (if applicable)
2. Architectural Modification or Change of Use	\$250 – <i>When proposed as not part of a new construction/addition project</i>
3. Abbreviated Site Plan Review	\$250
4. Wind Energy Facility (Section 7.4 of Zoning Bylaw)	\$1,000 – <i>If permitted by Site Plan Review only</i>
5. Request for Minor Amendment to Site Plan or to modify a Condition of Approval	\$200
SPECIAL PERMIT	
1. Special Permit Applications under the Estate Overlay, Senior Housing, and Open Space and Farmland Preservation Development Bylaws	\$2,500 (Base Fee) + \$250 per residential unit. <i>No per unit fee shall be assessed on Affordable Housing units.</i>
2. Small Cell Wireless Facility (Section 7.3)	\$500
3. Communication Towers and Telecommunication Facilities (Section 7.2)	\$1,500
4. Wind Energy Facility (Section 7.4)	\$1,500
5. Special Permit Applications under the Commercial Overlay District	\$750
6. Large Accessory Dwelling Unit	\$500



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Application Type	Fee
SPECIAL PERMIT (cont.)	
7. Signs	\$250 (Base Fee) + \$100 per sign if more than one sign is part of the application
8. Common Driveways (Section 6.2.6)	\$250
9. All other Special Permit applications	\$500
10. Request for Minor Amendment to Special Permit or to Modify a Condition of Approval	\$200
STORMWATER MANAGEMENT	
1. Administrative Stormwater Review	\$100 – For projects with less than one acre of disturbance
2. Stormwater Management Permit	\$500
SUBDIVISION PLANS	
1. Preliminary Subdivision Plan	\$1,000 – This cost may be applied toward the cost of a Definitive Subdivision Plan based on a valid, approved Preliminary Subdivision Plan
2. Definitive Subdivision Plan	\$2,500 + \$500 per lot
3. Modification to Definitive Subdivision Plan	\$1,000
OTHER	
1. Frontage Exception for Larger Lots (Section 4.2.3)	\$500
2. Scenic Roads Hearing	\$200

Applicants for all Planning Board applications requiring a public hearing are also responsible to pay for a Certified Abutter List from the Assessing Department and for the costs of newspaper notification (which will be invoiced directly to the applicant).

In special circumstances, when application fees may pose a hardship, the Planning Board reserves the right to waive its application fees, partially or in whole, when formally requested in writing by the applicant. However, the Board is under no obligation to do so. Newspaper notification and Certified Abutter List fees shall not be waived.

Approved by the Planning Board on October 21, 2025.