



TOWN OF HANOVER
Community Development & Municipal Inspections
 550 HANOVER STREET
 HANOVER, MASSACHUSETTS 02339
 781-826-5000 ext. 1016

Planning Board

PLANNING BOARD FEES (EFFECTIVE 7/1/2023)

SUBDIVISION CONTROL LAW

Application Type/Permit	Base Fee *	Additional Review Fee
Approval Not Required (ANR)	\$300.00 base fee	Plus \$250 each additional buildable lot
Preliminary Plan	\$1,000.00	
Definitive Plan	\$2,000.00 per buildable lot	\$6,000.00 Consultant Fee (MGL 53G)
Definitive Plan Major Modification	50% of original subdivision base fee	\$6,000.00 Consultant Fee (MGL 53G) if modification requires it
Scenic Road and/or Shade Tree Application	\$100.00 base fee	

**Unless otherwise noted all applications that require public hearings will be direct bill to applicants for legal advertisement in newspaper and postage for notifying abutters these costs are not part of base fee.*

ZONING (SPECIAL PERMIT, SITE PLAN REVIEW & ZONING RELATED TOWN MEETING APPLICATIONS)

Application Type/Permit	Base Fee*	Additional Review Fee
Special Permit (Use only no exterior changes) and no Site Plan Review	\$500.00 base fee	
Special Permit with Site Plan Review	\$1,000.00 base fee	Plus, applicable site plan review fees
Special Permit – Retreat Lot (ZBL Sec. 6.030)	\$1,000.00 base fee	Applicants will be subject to ANR fee once submitted for endorsement
Special Permit – Common Driveway (ZBL Sec. 5.870)	\$1,000.00 base fee	
Special Permit – Floodplain (ZBL Sec. 6.770) within Water Resource Protection District (ZBL Sec. 6.800)	\$500.00 base fee (in addition to other Special Permit & Site Plan Review)	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Special Permit – Planned Residential Development for Seniors (PRDS – ZBL Sec. 6.040)	\$1,000.00 per unit proposed	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB

Special Permit – Reduction in parking NOT in conjunction with any other application (ZBL Sec. 9.300)	\$500.00 base fee	Reduction greater than 100 spaces \$1,000.00 base fee
Special Permit – Accessory structure over 800 SF (residential & business)	\$500.00 base fee	.15 cents per SF of building floor area
Special Permit – Digital Message Board (ZBL Sec. 5.900)	\$500.00 base fee	
Special Permit – final grade change 1’ over 500 SF (ZBL. Sec. 7.660)	\$500.00 base fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Major Modification of Special Permit	50% of the original application fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Site Plan review only NO Special Permit (residential & business)	\$2,000.00 base fee	.15 cents per Gross Floor Area (GFA) \$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Non-Profit Entity (MGL 40A sec. 3) – Site Plan Review required because of structure size not use. (ZBL Sec. 5.810 & 10.020)	\$1,000.00 base fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Site Plan Review – nonresidential districts – new building construction 8k SF or an addition of 5k SF to existing - no Special Permit for Use – only Site Plan Review (ZBL Sec. 10.30)	\$2,000.00 base fee	.15 cents per SF of new building floor area \$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Limited Site Plan Review (ZBL Sec. 10.400)	\$500.00 base fee	.15 cents per SF of building floor area & SF of paved area
Site Plan Review Major Modification	50% original base fee	
Request for <u>Rezone</u> of Property to go before Town Meeting	No application fee	Applicant pays cost of legal advertisement & abutters notice for required statutory public hearing
Request for <u>Zoning</u> Amendment to go before Town Meeting	No application fee	Applicant pays cost of legal advertisement & abutters notice for required statutory public hearing

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Approved at Annual Town Meeting 5/1/2023
ATM Article # 47