

FEE SCHEDULE**PLANNING OFFICE**

Type of Application	Fee
Land Use Text Amendment Review	\$500.00
Zoning District Boundary Amendment Review	\$500.00
Site Plan Review	Planning Board – Greater of \$500 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage Staff Review Committee – Greater of \$300 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage Planner/Code Office – Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage
Site Plan Amendment Review	Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage
Preliminary Subdivision Plan Review, Major	\$ 300 base fee Plus \$ 100 per lot or dwelling
Final Subdivision Plan Review, Major	\$ 300 base fee Plus \$100 per lot or dwelling
Subdivision Plan Review, Minor	\$300 base fee \$200 per lot or dwelling unit
Subdivision Plan Amendment Review	\$200 base fee, plus per lot/dwelling fee according to major subdivision or minor subdivision fee schedule
Staff Site or Subdivision Plan Review (Work done by Staff other than for review, such as drafting, post approval construction phases, site inspections and reports.)	\$70/hr. for Planning Director \$45/hr. for Land Use Tech. (Rate adjusted based on compensation)

Escrow Deposits:

Cash deposits are also required throughout the application review process and construction process for direct reimbursable expenses such as postage costs, public notice advertising costs, copying, legal review, peer reviews, 3rd party inspections, etc.

Subdivision Violations or Defaults:

Variable: Application Fee to \$5,000 Fee, see attached Fee Schedule Supplemental.

1. Fees shall not apply to applications by the Town or WOCS D.
2. All fees are non-refundable.

Fee Schedule Supplemental: Subdivision Violations or Defaults

The amount of a fee associated with a subdivision violation or default shall be determined by the following:

Tier I – Minor – Amendment Application Fee

- An after the fact violation of a condition of approval by previous owner which can be resolved by the amendment application process.
- An after the fact violation of a condition of approval that is greater than 20 years old which can be resolved by the amendment application process.
(An amendment application must be submitted within 90 calendar days of notice of the violation.)

Tier II – Moderate - Double Amendment Application Fee

- A Tier I after the fact violation of a condition of approval which can be resolved by the amendment process where an amendment application is not submitted within 90 calendar days of notice of the violation.
- An after the fact violation of a condition of approval or approved design which can be resolved by the amendment process. Examples: mislocated septic system, well, driveway.

Tier III – Construction - Fee of \$ 500

- If during construction, changes to the approved design, layout or infrastructure are done/constructed without getting prior approval through the minor modification or the amendment application process. Examples: utility changes, signage removal, infrastructure modifications – roadway, drainage, elevations.
- If erosion control measures do not follow approval or BMP conditions and are not corrected within 14 calendar days of notification of the violation.

Tier IV – Significant - Fee of \$ 1,000

- A violation of a condition of approval which must be corrected to be resolved such as but not limited to the following:
 - Disturbance of a buffer or protected wetland
 - Failure to maintain required signage
 - Failure to maintain infrastructure
 - Failure to complete required items by a specified deadline

Tier V – Major - Fee of \$ 5,000

- A violation which results in the Town coordinating and utilizing performance guaranty funds to correct the default.
- A violation which results in the need for a consent agreement with the Town.
(Multiple violations may result in more than one Fee, Tier III, IV and V)

In the event that the Town must commence enforcement proceedings in court, the penalties and fees awarded to the Town under 30-A M.R.S. §4452 or other governing statute will be *in addition to* the fees specified herein.

