



**TOWN OF WARE**  
 Planning & Community Development

126 Main Street, Ware, Massachusetts 01082  
 413.967.9648 ext. 186

**Planning Department Application Fees**

Effective July 16, 2020

Application	Fee	Deposit <sup>1</sup>
ANR	50 + \$25/additional lot	none
Preliminary Subdivision	\$500	none
Definitive Subdivision	\$750 + \$50/lot	none
Subdivision Amendment	\$750	none
Minor Site Plan Review	\$100	none
Major Site Plan Review	\$750 - up to 40,000 sf GFA \$750 + \$.02/sf GFA - anything larger	none
Special Permit - Level 1 <sup>2</sup>	\$250	none
Special Permit - Level 2 <sup>2</sup>	\$750	none
Large Scale Solar Facility	\$2,000	none
Variance	\$250	none
Appeal (to ZBA)	\$250	none
Comprehensive Permit (40B)	\$750	\$5,000
Engineering Review	NA	\$1,500
Construction Inspection <sup>3</sup>	NA	\$1,000 or \$1.00/lf roadway, whichever is greater

Footnotes:

1. Deposits are for third party services, held in separate account and balance returned to applicant.
2. See attached listing of special permit types for level allocation.
3. Construction inspection is for new subdivision roads.

Fees applicable to the ZBA were approved by the ZBA on 2/27/2013; fees applicable to the Planning Board were adopted by the Planning Board after a public hearing on 7/22/2020.

## Special Permit Fee Breakdown

<b>Special Permit Type</b>	<b>Zoning Section</b>	<b>Fee Level</b>	<b>Notes</b>
nonconformities	1.9	1	
"extension" of district	3.3.2	1	zoning district boundaries diving a parcel
use table	4.1	1 unless specific use is a level 2	
accessory uses	4.4	1	breeding of dogs or cats; livestock, poultry; accessory apartments; customary home occupation; home based contractor; drive-up facilities at bank or retail store; industrial accessory uses
temporary uses	4.5	1	housing unit on another parcel; occupancy of one housing unit on parcel where second is under construction
wireless communication	4.8.2	new tower or alteration of existing tower (structure only) is level 2, anything else is level 1	adding to existing tower; new tower
wind energy facilities	4.8.4	1	site plan required, will also pay that fee
earth removal	4.8.5	2	
adult entertainment	4.8.6	2	
floodplain overlay district	4.9.1	2	for certain uses and activities in the flood zone
aquifer protection	4.9.2	2	for certain uses and activities in the aquifer protection overlay district
detached accessory structures	5.2.2	1	to allow connection of detached accessory structure to primary structure that creates a nonconformity to setback requirements
exceed height	5.3.2	1	to allow a structure to exceed the height limits of table 5.3.1
common driveways	6.6	1	