



TOWN OF WARE
 Planning & Community Development

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

Planning Department Application Fees

Effective July 21, 2022

Application	Fee	Deposit ¹
ANR	50 + \$25/additional lot	none
Preliminary Subdivision	\$500	none
Definitive Subdivision	\$750 + \$50/lot + \$1 per abutter	none
Subdivision Amendment	\$750 + \$1 per abutter	none
Minor Site Plan Review	\$100	none
Major Site Plan Review	\$750 - up to 40,000 sf GFA (+ \$1 per abutter) \$750 + \$.02/sf GFA - anything larger (+ \$1 per abutter)	none
Special Permit - Level 1 ²	\$150 + \$1 per abutter	none
Special Permit - Level 1A ²	\$100 + \$1 per abutter	none
Special Permit - Level 2 ²	\$750 + \$1 per abutter	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 ³	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.
4. For permits pertaining to the Planning Board, the applicant will be billed directly for costs of advertising.

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 7/21/2022.

Special Permit Fee Breakdown

Special Permit Type	Zoning Section	Fee Level	Notes
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	
residential accessory uses (excluding accessory apartments)	4.4.1	1A	breeding of dogs or cats (4+); livestock, poultry; home business; customary home occupation; home based contractor
accessory apartments	4.4.1.E	1	
commercial/industrial accessory uses	4.4.2 / 4.4.3	1	business accessory uses; drive-up facilities in a bank or retail store; storage buildings; 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	