

B. Project Review Fees

Applicability: In addition to an Application Fee, in accordance with Massachusetts General Law Chapter 44, Section 53G, the Planning Board shall impose a Project Review Fee on those applications which require, in the judgment of the Planning Board, review by outside consultants due to the size, scale or complexity of a proposed project, the project's potential impacts, or because the Town lacks the necessary expertise to perform the review work related to the permit or approval. In hiring outside consultants, the Board may engage engineers, planners, lawyers, designers, or other appropriate professionals able to assist the Board and to ensure compliance with all relevant laws, ordinances, by-laws and regulations. Such assistance may include, but shall not be limited to, analyzing an application.

Schedule of Project Review Fees: The following schedule of fees applies to the types of applications to the Planning Board set forth below.

Schedule of Project Review Fees

Type of Plan	Size	Fee
Preliminary Subdivision Modification of a Preliminary Subdivision Modification of an Approved Definitive Subdivision Modification of a Special Permit	1-15 Lots or Units	\$ 2,000
	16-20 Lots or Units	\$ 3,000
	21-25 Lots or Units	\$ 4,250
	26 or more Lots or Units	\$ 5,000
	1-10 parking spaces where no units or lots are created	\$ 1,000
	11 or more parking spaces where no units or lots are created	\$ 1,500
Definitive Subdivision Plan Special Permit Site Plan	Size	Fee
	1-15 Lots or Units	\$ 4,000
	16-20 Lots or Units	\$ 6,000
	21-25 Lots or Units	\$ 10,000
	26 or more Lots or Units	\$ 20,000
	1-10 parking spaces where no units or lots are created or disturbance of one acre or more of land	\$ 2,500
	11 or more parking spaces where no units or lots are created	\$ 5,000

Notes:

1. This schedule supersedes all previous schedules as they may have appeared in the Salisbury Zoning By-laws, Salisbury Subdivision Control Regulation, and any listings that may have been compiled from time to time for the benefit of applicants.

2. Where more than one type of application has been submitted for Planning Board action, only the largest of the applicable Project Review Fees shall be required, and not the sum of those fees.
3. The project review fee is due prior to the application being date stamped in by the Town Clerk.
4. **Replenishment:** When the balance in an applicant's account falls below twenty-five percent (25%) of the initial Project Review Fee, as imposed above, the Planning Board shall consider whether to require a supplemental Project Review Fee to cover the cost of the remaining project review.
5. **Refund:** Any unused balance of the project review fees will be returned to the applicant after the planning board grants a certificate of completion and/or the work is completed.

C. Project Inspection Fees

Applicability: In addition to Application and Review fees, in accordance with Massachusetts General Law Chapter 44, Section 53G, the Planning Board shall impose a Project Inspection Fee on those applications which require, in the judgment of the Planning Board, inspection by an outside consultant due to size, scale or complexity of a proposed project, the project's potential impacts, or because the Town lacks the necessary expertise to perform the inspection work related to the permit or approval. In hiring the outside consultants, the Board may engage specialists, engineers, lawyers, designers, or other appropriate professionals able to assist the Board and to ensure the compliance with all relevant laws, by-laws and regulations. Such assistance may include, but shall not be limited to, monitoring or inspecting a project or site for compliance with the Board's decisions or regulations, and inspecting a project during construction or implementation.

Schedule of Project Inspection: The following schedule of stormwater inspections applies to the types of inspections ordered by the Planning Board and set forth below.

Schedule of Project Inspection:

Type of Inspection	Project Milestone/Frequency
Pre-construction	Prior to start of construction.
Construction	Monthly throughout construction or until site restoration is complete.
Project completion	After construction and site restoration is complete.
Post-stabilization	One year from date of Certificate of Completion.

Site Plan Review Inspections-Refer to §20.d.Inspections Required

Notes:

1. The above schedule of inspections supersedes all previous schedules as they may have appeared in the Salisbury Zoning By-laws, the Rules and Regulations for the Subdivision of Land, and any listings that may have been compiled from time to time for the benefit of applications.

Waivers: The Planning Board may waive or reduce the Inspection schedule if, in the opinion of the Board, unusual circumstances exist regarding the inspections.

Hiatus: Should construction or implementation of a project be delayed or otherwise shut down for a period greater than three months for seasonal or non-seasonal reasons, the Applicant may submit a written request to the Planning Department for a project hiatus during which inspections may be suspended, providing that the site is properly stabilized by the Applicant prior to the hiatus. The Planning Department shall determine on a project-specific basis, and present to the Applicant in writing, the proposed reduction in inspections.

Refunds: Any unused balance of the project inspection fees will be returned to the applicant after the Planning Board grants a Certificate of Completion and/or the work is completed.