



**TOWN OF PORTSMOUTH
PLANNING BOARD**

2200 East Main Road
Portsmouth, RI 02871
401-683-3717

PORTSMOUTH PLANNING BOARD FEE SCHEDULE

The Planning Board may impose reasonable administrative and project review fees for the review of applications which come before it, as may be applicable to the type of applications set forth below. An application fee shall be assessed at the time of application. Any application filed without this fee shall be deemed incomplete.

<u>FEE TYPE</u>	<u>AMOUNT</u>
1. <u>Pre-Application/Concept Review/Informational Meeting/</u> <u>Development Plan Review</u>	\$125.00
2. <u>Administrative Subdivision</u>	\$100.00/Application
3. <u>Residential Subdivision</u>	
A. Master Plan Review	\$100.00/(building lot or dwelling unit)*
B. Preliminary Plan Review	\$100.00/(building lot or dwelling unit)*
C. Final Plan Review	\$100.00/(building lot or dwelling unit)* (not to exceed \$2000.00)
	*Greater of the two
4. <u>Planned Unit Development (PUD)</u>	
A. Residential Component (single or multi-family)	
1. Master Plan Review	\$100.00/unit (1 to 50 units) \$6,000.00 (51 to 250 units) \$7,000.00 (251 to 1000 units) \$8,000.00 (over 1000 units)
2. Preliminary Plan Review	\$100.00/unit (1 to 50 units) \$6,000.00 (51 to 250 units) \$7,000.00 (251 to 1000 units) \$8,000.00 (over 1000 units)
3. Final Plan Review	\$100.00/unit (not to exceed \$2,000.00)
B. Commercial Component	
1. Master Plan Review	\$35.00/1,000 sq ft of floor space
2. Preliminary Plan Review	\$35.00/1,000 sq ft of floor space
3. Final Plan Review	\$35.00/1,000 sq ft of floor space (not to exceed \$500.00)
C. Hotel/Motel Component	
1. Master Plan Review	\$50.00/unit
2. Preliminary Plan Review	\$50.00/unit
3. Final Plan Review	\$50.00/unit (not to exceed \$500.00)

5. Workshops/Special Meetings

Workshops and Special meetings requested by Petitioner - \$75.00/hr with
2hr minimum

6. Notice and Advertising Costs

The Petitioner shall be responsible for all costs for preparation and mailing of all notices to abutters. Certified return receipts are to be sent to Planning Board office. Newspaper advertising to be placed by the Planning Board, but paid for by Petitioner. Add \$200.00 to application Fee for Newspaper ad.

7. Engineering Review Fees

Independent engineering review services that are contracted by Planning Board are to be paid for by petitioner. Estimated amounts for these services are to be paid at the time of application and are to be held by the Finance Director.

8. Inspection Fees

Two (2) percent of the performance bond or two (2) percent of the total estimated cost of all required improvements shall be paid to the Town of Portsmouth. All inspection fees shall be paid in full before construction begins on any improvements requiring inspection.

9. Project Review Fees

In addition to an Administrative Fee, the Planning Board may 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. The fee shall ultimately equal the actual cost to the Town for such consultant.

10. Recording Fees

Recording fees for decisions and subdivision plans are to be paid by Petitioner

11. Modifications

Application fee for waiver or modification of approved subdivision or land development project - \$150.00

12. Reinstatement / Extensions

Applications for extension of approvals or deadlines established by the Portsmouth Land Development and Subdivision Regulations shall pay a reinstatement/extension fee equal to the administrative filing fee for the review stage of approval that expired.

13. Fee Waivers

The Planning Board may waive or reduce any administrative fee, if, in the opinion of the board, unusual circumstances exist regarding the subject property or the applicant.