



Town of Pelham Planning Board
351 Amherst Road, Pelham, Massachusetts 01002

Pelham Planning Board Fee Schedule May 2026

Note: Planning Board fees are to cover the town’s administrative costs. Applicants shall pay directly for legal advertisements, 3rd party review, and other consultants the Planning Board may require. Square footage is the sum of all areas on all floors of a building included within the outside faces of its exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another, also including outdoor storage, seating, retail areas, etc.

Application

Fees

Public Hearing Notices: In addition to the required application fee, whenever an application for Planning Board approval requires a public hearing, the following fees are to be assessed to and paid by the applicant: \$150

Notice to Abutters: List is obtained from the Assessors Office by the applicant and provided to the Town Clerk with the application \$25 (paid to the Assessors Office) +
Actual cost of postage (certified mail with return receipts)
This mailing is done by the Planning Board and charges must be paid prior to beginning of public hearing

Public Hearing Advertisement Actual cost (from the newspaper in which the notice is advertised)

Form A: Subdivision Approval Not Required (ANR) \$100

Form B: Preliminary Subdivision Plan \$2,500 up to 600 feet in length as measured along the road’s center line +
\$1 per foot beyond 600 feet +
\$75 per lot

Form C:
 Definitive Subdivision Plan after Preliminary Plan \$2,500 + \$75 per lot

Definitive Subdivision Plan NO Preliminary Plan \$5,000 + \$200 per lot

Amendment to Approved Definitive Plan \$1,000 + \$200 per lot

Waiver of Subdivision Requirement \$100 per waiver

Inspection \$8 per linear foot of new road

Open Space Design Review \$1,000 + \$0.05 per square foot if New Construction

Legal document review by Town Counsel Actual cost of legal review

Special Permit without Site Plan Review/Approval \$200
 (unless specified below)

Scenic Road alteration permit \$50

Common Driveway (for drives serving two residences)	\$200
Common Driveway (for drives serving more than two residences OR associated with Open Space Development)	1/2 fee of Preliminary Subdivision Plan (Form B)
Ground-mounted solar electric installations (large)	\$5,000
Wireless Communications Tower	\$1,000
Modification of Special Permit	\$100

Application

Fees

Special Permit with Site Plan Review/Approval

Residential Use in the Village Center	\$400
Any Other	\$800

Site Plan Approval (no Special Permit Required)

Base Fee – No construction	\$50
Base Fee - ADU	\$50
Existing Building – Renovation/Modification	\$400 per first 1,000 square feet altered + \$200 per additional 1,000 square feet altered
New Construction – Attached or Detached	\$600 per first 5,000 square feet + \$300 per additional 5,000 square feet
Amendment to Site Plan Approval/Review	\$100 + \$.10 per square feet

Zoning Map/Bylaw Change

\$150 + Public Hearing Notice fees

(5/12/2026)