

**LINCOLN WETLANDS PROTECTION BYLAW
REGULATIONS FOR FEES UNDER SECTION 4**

SECTION 4 - APPLICATIONS AND FEES

4. Project Fee Schedule

At the time of an application - including Notice of Intent, ANORAD or RFD - the applicant shall pay a filing fee according to the following schedule:

1. Minor project - house addition of less than 10% of the existing house footprint; driveway, tennis court, swimming pool or septic repair; landscaping or other accessory residential activity if proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource area is less than 2,000 square feet; or other projects not exceeding 2,000 square feet of impact to Resource Area or Buffer Zone Resource Area - **\$100**

 2. Major project - house addition of greater than 10% but less than 50% of the existing house footprint; expansion of existing septic system; landscaping in which proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource Area exceeds 2,000 square feet - **\$250 plus \$1 per 10 square feet of permanent or temporary impact to the Resource Area or Buffer Zone Resource Area**

 3. New single family dwelling or expansion of existing house of greater than 50% of the original footprint (including a tear-down and rebuilding of an existing house); new septic system; landscaping in which proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource Area exceeds 5,000 square feet - **\$500 plus \$1 per 10 square feet of proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource Area**

 4. Subdivision - road and utilities only - **\$750 plus \$5 per foot of road sideline proposed within the Resource Area or Buffer Zone Resource Area**
- For the purposes of fee determination the term roadways in the case of subdivisions shall include all common and private driveways associated with new lot construction.
5. Drainage, detention/retention basins - **\$750 plus \$1 per 10 cubic feet of basin proposed within the Resource Area or Buffer Zone Resource Area**

The \$750 fee will apply to each independent or each network of hydraulically connected detention basins, retention basins, catch basins, or combination of swales, infiltration pits, and dissipation fields that:

are located in whole or in part in a Resource Area or Buffer Zone Resource Area, and/or discharge into a Resource Area or Buffer Zone Resource Area, directly or indirectly; and require substantial review of pre and post drainage calculations.

Swales, infiltration pits, and dissipation fields networked with detention, retention, or catch basins will not be assessed an additional fee.

The above notwithstanding, in no case shall the fee for projects involving drainage structures be less than \$750.

6. **Multiple dwelling structure - \$500 plus \$100/unit, all or part of which is within the Resource Area or Buffer Zone Resource Area, plus \$1 per 10 square feet of proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource Area**

7. **Institutional, commercial and industrial projects, other than minor projects - \$750 plus \$1 per 10 square feet of proposed permanent or temporary impact to the Resource Area or Buffer Zone Resource Area**

8. **Application for Determination of Applicability - \$50**

9. **Application for ANORAD - \$1 per linear foot of delineated Wetland Resource Area.**

10. **Application filed after Enforcement Order - Double applicable fee**

4. Consultant Fee Schedule

At any point prior to or during any hearing on an application filed pursuant to the Lincoln Wetland Protection Bylaw, the Commission may require the applicant to pay a consultant fee for the reasonable costs and expenses borne by the Commission for the services of specific expert consultants deemed necessary by the Commission to aid in the review of proposed projects.

The maximum consultant fee charged to reimburse the Commission for reasonable costs and expenses shall be according to the following schedule:

<u>Project Cost (\$)</u>	<u>Maximum Fee (\$)</u>
Up to 100,000	500
100,001 - 500,000	2,500
500,001 - 1,000,000	5,000
1,000,001 - 1,500,000	7,500
1,500,001 - 2,000,000	10,000

Each additional \$500,000 project cost increment (over \$2,000,000) - **may be charged not more than an additional \$2,500 maximum fee per increment.**

The project cost means the estimated, entire cost of the project, including but not limited to, resource area delineation, building construction, site preparation, landscaping, and all site improvements. The consultant fee shall be paid pro rata for that portion of the project cost applicable to those activities within resource areas protected by the Bylaw. The project shall not be segmented to avoid the consultant fee. The applicant shall submit estimated project costs at the Commission's request, but the lack of such estimated project costs shall not impact payment of the consultant fee.

The Commission may waive the filing fee, consultant fee, and costs and expenses for a permit or other application or Request for Determination of Applicability filed by a government agency.

The Commission shall have the discretion to waive all or part of the fee in the case of a landscaping project that improves wetland values, for example a project to control exotic invasive species and restore native species.

These regulations adopted by the Lincoln Conservation Commission at a public hearing held on May 2, 2007.