

TOWN OF LYNDEBOROUGH

PLANNING BOARD

Zoning & Fee Subcommittee Minutes

April 14, 2022

Approved August 16, 2022plot

7:15 PM Call to Order

Members Present: Ray Humphreys, Selectmen's Rep. Mark Chamberlain and NRPC Circuit Rider Jay Minkarah

Members Not Present: Vice Chair Bob Rogers

Fee Schedule Discussion

Selectman Chamberlain presented a matrix of fees from neighboring communities. It showed that Lyndeborough's planning board fees were below average in most cases. All agreed that the fees needed to be revised to better reflect the administrative costs and that the taxpayers were paying for consulting service costs that should properly be borne by the applicant.

Discussion included base application fees, per lot or dwelling unit cost, recording cost and escrow accounts for consulting service, such as plan review, engineering and legal consulting. The public hearing notification was removed because it represented newspaper advertising, no longer a requirement.

The recommended fees are:

Abutter Notification	\$15/Abutter
Recording Fees (includes LCHIP & 1 plan sheet)	\$150 + \$25/ additional sheet
Subdivision	
Conceptual Discussion	\$50
Minor Subdivision	\$250
(Including Lot Line Adjustment, Large Lot & Conservation Subdivisions)	
Major Subdivision	\$300 + \$50/Lot
PRD Development	\$300 + \$50/Dwelling Unit
Non-Residential Site Plan	\$250 + \$10/acre area of activity
Home Business	\$150
Scenic Road Hearing	\$75
Modify Previous Approval	\$75
Excavation Permit	\$500
Sign Permit	\$75
Driveway Permit	\$100
Escrow	

Application / Plan Review	\$500
Legal Consultation	?
Engineering Consultation	?

Escrow funds may be drawn on to pay professional consulting fees associated with application. Additional escrow funds may be required if needed. Any unexpended funds shall be returned to the applicant.

Ray had attended the Conservation Commission meeting prior to this meeting to discuss the Wetlands Buffer zoning amendment. It was brought up that we should look at the wetlands regulations as a whole to provide a clearer and more current definition. Mike Decubellis had provided information on wetlands layers available on NHGRANIT.

Additional zoning items discussed were amending the Accessory Structure definition and combining the Rural Lands 1, 2 & 3 into a single section with a table of dimensional requirements, since the rest of the zone descriptions are exactly the same.

Action Items

Mark to contact Town Attorney and Town Consulting Engineer for appropriate escrow costs as a standard base.

Mark to contact ZBA Chair Grybko and Code Enforcement Officer Trudeau regarding their fees.

Mark to contact Cons. Comm. Chair Pomer regarding to full subcommittee having further discussion of the wetlands at their next meeting.

Mark to discuss escrow accounts with Town Finance Coordinator Hebert

8:15 PM Meeting Ajourned

	Planning Board															ZBA												
	Subdivision							Site Plan																				
Town	Discussion Concept Review	Design Review	Final	Lot Line Adjustment	Minor / Amended Approval	Waiver Request	Abutter Notification	Change of Use / Home Business	Discussion Concept Review	Design Review	Final	Minor Amended Approval	Scenic Road Hearing	Compliance Hearing	Variance	Special Exception	Administrative Appeal	Equitable Waiver	Excavation Permit	Escrow	Other							
Amherst	75	100	210 + 95/lot or unit	100	100	0	7	200	75	100	140 + 0.15/sf	100	50+NP	0	150	150	150	150	1250									
Antrim	0	Abutter & Public Notification	150+25/lot	150+25/lot	NA	NA	10	150	150 +75(<2000 sf), 250(2-10000sf), 500(>10000)				200	NA	150	150	150	150	150									
Bennington			250	200	250		8													Condo Conversion 150+25/DU								
Francestown	50	125+25/lot					125																					
Greenfield	Minor (3 lots) 200, Major 300 50/lot			Approval			15		50						50	50	50	50			150 recording fee							
Greenville			200+50/lot		200		7				100									NRPC-200-Minor Sub, 200 LLA, 500 Major Sub, Excav 200/Ac								
Mason			100	100	100		7.33/150 NP				100								50									
Milford	50		300/lot (1-9 lots, +250 each add'l 10 lots)		125/lot		10				200 + 25/hr over 4 hrs plan review	100									CUP 100							
Mont Vernon				50+65/lot			90 NP				150/Minor, 200+0.05/sf bldg (25 min) or 0.01/sf land																	
New Boston	50			300/1-90, 250/10 lot increment	175						75																	
Temple			35+18/lot				7 sub/10 site																					
Wilton	140		200/lot or DU	100/line adjusted			15	50			500+0.04/sf	100							1000+200/ac	NRPC 280	Condo Conversion 200/DU							