

Chapter 799

ADOPTION OF CODIFIED REGULATIONS BY ZONING BOARD OF APPEALS

§ 799-1.	Renumbering and recaptioning.	§ 799-4.	Severability.
§ 799-2.	Global revisions.	§ 799-5.	Incorporation of provisions into Code
§ 799-3.	Continuation of existing provisions.	§ 799-6.	When effective.

[HISTORY: Adopted by the Zoning Board of Appeals of the Town of Plainville 12-16-2025. Amendments noted where applicable.]

GENERAL REFERENCES

Adoption of codified bylaws — See Ch. 1, Art. II.

Adoption of codified Board of Health regulations — See Ch. 571.

Adoption of codified Planning Board regulations — See Ch. 523.

Adoption of codified Conservation Commission regulations — See Ch. 885.

§ 799-1. Renumbering and recaptioning.

The Zoning Board of Appeals hereby ratifies and confirms the 2012 recodification of its regulations as part of the Code of the Town of Plainville. The following revisions have been made, as incorporated in Division 6 of the document entitled "Draft Regulations — Code of the Town of Plainville," published in December 2011, prepared by General Code, LLC, on file in the office of the Town Clerk:

- A. A chapter number has been assigned to each distinct regulation;
- B. Each section of the regulation has been renumbered accordingly;
- C. Chapter and section titles have been inserted;
- D. Internal references have been updated to reflect the new numbering system; and
- E. Defined terms have been reorganized so they are indented and capitalized in distinct definitions sections of various chapters.

§ 799-2. Global revisions.

The Zoning Board of Appeals hereby ratifies the following global changes to the text of its previous regulations, all as incorporated in Division 6 of the document entitled "Draft Regulations — Code of the Town of Plainville," published in December 2011, prepared by General Code, LLC, on file in the office of the Town Clerk:

- A. Statutory references to the Massachusetts General Laws were revised to a standard citation form as MGL c. __, § ____.
- B. Certain grammatical changes and other minor nonsubstantive changes were made according to publishing standards (i.e., "style conventions"); however, no changes in the meaning or intent of the

Board's regulations have been made. It is the intention of the Zoning Board of Appeals that all such changes be adopted as part of Division 6 of the Code as if the regulations had been previously formally amended to read as such.

§ 799-3. Continuation of existing provisions.

The provisions of the Code, insofar as they are substantively the same as those of the regulations in force immediately prior to the adoption of the codified regulations, are intended as a continuation of such regulations and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior regulation. All such provisions are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Zoning Board of Appeals, and it is the intention of said Zoning Board of Appeals that each such provision contained within the Code is hereby reaffirmed as it appears in said Code.

§ 799-4. Severability.

If any clause, sentence, paragraph, section, article, chapter or part of this resolution or of any regulation included in Division 6 of the Code of the Town of Plainville now or through supplementation shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section, article, chapter or part thereof directly involved in the controversy in which such judgment shall have been rendered.

§ 799-5. Incorporation of provisions into Code

The provisions of this resolution are hereby made Chapter 799 of the Code of the Town of Plainville, entitled "Adoption of Codified Regulations by Zoning Board of Appeals," and the sections of this resolution shall be numbered §§ 799-1 to 799-6, inclusive.

§ 799-6. When effective.

This resolution shall take effect immediately upon adoption by the Zoning Board of Appeals.

Chapter 803

APPLICATION REQUIREMENTS FOR SPECIAL PERMITS AND VARIANCES

§ 803-1.	Board meetings.	§ 803-5.	Appeal period; certification by Town Clerk.
§ 803-2.	Filing of application.	§ 803-6.	Statutory requirements.
§ 803-3.	Hearings.		
§ 803-4.	Decision by Board.		

**[HISTORY: Adopted by the Zoning Board of Appeals of the Town of Plainville 8-30-1995.
Amendments noted where applicable.]**

GENERAL REFERENCES

Board rules and regulations — See Ch. 810.

Fees — See Ch. 828.

Comprehensive permit regulations — See Ch. 819.

§ 803-1. Board meetings.

Meetings of the Zoning Board of Appeals are scheduled for the third Tuesday of each month but may be held on a different day when necessary.

§ 803-2. Filing of application.

Completed applications with all necessary maps/plans are filed with the Department of Planning & Development. Date of receipt of application is affirmed by the Town Clerk.

§ 803-3. Hearings.

- A. Hearings are scheduled for as soon as possible after receipt of the applications. Time must be allowed for required notice and advertising in accordance with MGL. Chapter 40A.

Chapter 810

BOARD RULES AND REGULATIONS

§ 810-1.	Purpose; severability; waivers.	§ 810-7.	Variances.
§ 810-2.	Organization.	§ 810-8.	Special permits.
§ 810-3.	Applications.	§ 810-9.	Other Board actions.
§ 810-4.	Review fees.	§ 810-10.	Decisions.
§ 810-5.	Public hearing procedures.	§ 810-11.	Amendment.
§ 810-6.	Appeals.	§ 810-12.	Effect on prior provisions.

[HISTORY: Adopted by the Zoning Board of Appeals of the Town of Plainville. Amendments noted where applicable.]

GENERAL REFERENCES

Application requirements for special permits and variances — See Ch. 803. Comprehensive permit regulations — See Ch. 819. Fees — See Ch. 828.

§ 810-1. Purpose; severability; waivers.

- A. These rules are adopted by the Zoning Board of Appeals (the Board) for the conduct of business under MGL c. 40A, c. 40B, and c. 41, and Chapter 500, Zoning, of the Code of the Town of Plainville, and to establish uniform procedures for the exercise of the following powers:
 - (1) To receive and act upon:
 - (a) Appeals for decisions of the Building Inspector;
 - (b) Applications for variances (petitions and special permits);
 - (c) Applications seeking authorization and a comprehensive permit to build low- and moderate-income housing contemplated by MGL c. 40B;
 - (d) Other matters legally coming before the Board.
- B. The provisions of these rules are severable. If any provision or application is held invalid, the other provisions and their applications shall not be affected thereby.
- C. Full compliance with these rules may be waived by the Board provided such waivers are deemed to serve the public interest and do not conflict with MGL c. 40 or the provisions of Chapter 500, Zoning, of the Code of the Town of Plainville.

§ 810-2. Organization.

- A. The Board shall elect a Chairperson and Vice Chairperson from its members annually. The Chairperson shall preside over hearings and meetings and shall decide all points of

order, unless overruled by a majority of the Board. The Chairperson shall generally supervise the Board's activities. The Vice Chairperson shall assume the responsibilities of the Chairperson if the Chairperson is unable to preside.

- B. The Director of Planning and Economic Development or a member of their staff shall serve as Clerk to the Board and be responsible for the clerical work of the Board, including correspondence, the sending of required notices, the receipt and check of petition and applications for compliance with Board rules, the keeping of minutes of the proceedings, and the compilation of records and files, including member attendance. If there is a vacancy in the position of Director of Planning, then the Board may vote to appoint a clerk.
- C. Regular meetings of the Board shall be on the third Tuesday of each month but may be held on a different day when necessary. All business pertaining to matters coming before the Board shall be transacted in the office of the Board. Members shall decline to discuss or consider appeals or applications at their offices or homes.
- D. A quorum for a general business meeting shall consist of three members. General powers may be exercised at business meetings by a majority vote. For a favorable action on an appeal or to grant a Variance or special permit, the concurring vote of four members is required. The record of hearings shall show the vote of each member and whether a member does not vote or is absent.
- E. Associate members may sit at a hearing in case of a vacancy or inability to act on the part of a member.

§ 810-3. Applications.

- A. Applications should be reviewed by the Director of Planning & Economic Development. An informal preapplication meeting may be requested to clarify information needed to meet the requirements of Chapter 500, Zoning, of the Code of the Town of Plainville.
- B. Every petition or application shall be filed with the Department of Planning & Development. If it is to be heard at the next scheduled meeting, it must be filed 22 days prior to that meeting. All information shall be complete and precise, identifying the applicable provisions of Chapter 500, Zoning, and the specific nature of the relief or permit sought. Such applications are limited to the owner of the property, a contract purchaser, or the owner's authorized representative. Proof of such authorization, acceptable to the Board, shall accompany the application.
- C. All sketches or diagrams submitted must show clearly the nature of the specific application. The applicant shall provide drawings or diagrams of legibility, content, and scale as required to adequately convey the proposal. The changes requested on the application shall be clearly identified. The Board may require the applicant to submit extra copies of the application, site plans, plot plans, and additional data as deemed necessary.
- D. Application fees shall be paid in full at the time of submission. The applicant is additionally responsible for mailing and advertising costs which will

depend upon the extent of the notice and the number of properties owners to be notified.

- E. The list of names and addresses of all "parties in interest," as used in MGL c. 40A, § 11, shall be secured by the Board from the Assessors' Office. Such list shall include the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line as they appear on the most recent tax list, and including such owners of land located in another city or town.
- F. Board may waive full and complete compliance with the provisions of this § 810-3.

§ 810-4. Review fees.

- A. In connection with those applications involving technical, legal or other issues as to which the Board considers it necessary or desirable to engage an outside consultant or consultants, such as engineers, lawyers, planners or other appropriate professions, to advise the Board on those issues, the Board may, as a condition of permitting the applicant to proceed with his/her application before the Board, require the applicant pay a deposit in accordance with MGL Chapter 44 Section 53G., The failure of the applicant to deposit with the Town Treasurer the full amount of the review fee within five business days of the Board's request therefore shall constitute grounds for disapproval of the petition.

§ 810-5. Public hearing procedures.

- A. Public hearings on any appeal or application shall be held within 65 days after the filing of an application. In the case of a comprehensive permit, the hearing shall be held within 30 days of receipt of the application unless the time has been extended by mutual agreement between the Board and the applicant.
- B. Notice of hearings shall be as required by MGL c. 40A, § 11:
 - (1) By publication in a newspaper of general circulation in the Town of Plainville once in each of

two successive weeks, the first publication being not less than 14 days before the day of the hearing;

- (2) By posting such notice in the Town Offices for a period of not less than 14 days before the hearing; and
- (3) By mailing, postage prepaid, to parties in interest at least seven days prior to the hearing.

C. No public hearing shall be held on any day an election or Town Meeting is held in Plainville.

D. All hearings shall be open to the public in conformance with MGL c. 39, § 23A.

E. An applicant may appeal on his own behalf or be represented by an agent or attorney. In the absence of any appearance, the Board may decide the matter based upon the information it has received.

F. Hearings will start at the time stated in the notice unless delayed because of prior hearings or for other reasons. They will be conducted on a formal basis as follows:

- (1) The Chairperson will open the hearing, announce the names of the members present and read the notice or have it read.
- (2) The applicant or their representative will present to the Board.
- (3) The Chairperson will then allow others present at the hearing to speak, first giving their name and address. The Chairperson may enact a time limit for individual comment.
- (4) Rebuttals and limited cross-examination may be allowed but all comments and questions must be relevant and seek information.
- (5) Members of the Board may direct questions at any time during the hearing.
- (6) When all facts have been presented, the Chairperson will call the hearing to a close and inform all present that a decision will be rendered in accordance with MGL c. 40A.

G. An application may be considered at a public hearing held jointly with other Town boards. If so, the hearing notice shall identify the purpose of the hearing.

§ 810-6. Appeals.

- A. The Board shall hear and decide appeals from any person unable to obtain a permit or an enforcement action from the Building Inspector, or any administrative officer, and from any board or officer of an abutting town aggrieved by an order or decision of the Building Inspector or other administrative official.
- B. Such appeals must be filed with the Town Clerk no later than 30 days from the date of the order or decision which is being appealed.

§ 810-7. Variances.

- A. The Board may act upon petitions for variances from the literal enforcement of Chapter 500, Zoning, of the Code of the Town of Plainville. Such petition shall be supported by information sufficient to justify the grant, including:

- (1) The identification and use proposed for the land or structure;
- (2) The circumstances relating to said conditions;
- (3) The shape or topography of the land and structures especially affecting the land or structure for which the variance is sought and which do not affect generally the zoning district in which they are located;
- (4) The facts which make up the substantial hardship, financial or otherwise, which results from the literal enforcement of the applicable zoning restrictions with respect to the land or structure for which a variance is sought;
- (5) The facts to support a finding that the relief sought will be without substantial detriment to the public good and will not nullify or substantially derogate from the intent or purpose of Chapter 500, Zoning.

B. The Board may impose conditions and limitations of time and use, but none based upon continued ownership of the land or structure. Any variance shall lapse if not exercised within one year of the date issued.

§ 810-8. Special permits.

- A. The Board may be the special permit granting authority for applicable uses authorized in Chapter 500, Zoning, of the Code of the Town of Plainville.
- B. The applicant shall submit sufficient information, clearly and factually supported, to justify the issuance of a special permit. The applicant shall:
 - (1) Identify the particular use and extent of activity proposed for the land and buildings, if any;
 - (2) Show that the authorization sought will be desirable and without substantial detriment to the public good;
- C. The Board shall determine that the use shall not be noxious, harmful or hazardous and that the use shall be socially and economically desirable and shall meet an existing or potential need. The beneficial effects upon the neighborhood and environment must outweigh the detrimental effects of development which could occur if the special permit were denied, and no reasonable alternative to accomplish the applicant's purpose will be more compatible with the character of the neighborhood.
- D. The Board shall grant no special permit without consideration of site plans concerning the following if appropriate:
 - (1) The extent of impervious areas, water supply, drainage and the layout and design of disposal facilities.
 - (2) Provisions and conditions designed to prevent or correct conditions detrimental to water resources, health, safety and welfare.
 - (3) Provisions and conditions to prevent pollution of ground- and surface waters.

E. The Board may refer applications to the boards and officials for review and recommendations.

F. An approved site plan, unless expressly waived, shall be a condition to all special permits. Such site plan shall be prepared by a registered engineer or a registered land surveyor, at a scale of 80 feet to the inch or larger, and shall be oriented to true North, and identified by date and name of petitioner and contain such other information as follows:

- (1) Property lines, abutting owners of record, and buildings or other structures within 50 feet of site boundaries.
- (2) Unique features of the area such as landmarks, exposed ledges of geological significance, and control points and benchmarks used in triangulation and topographical surveying.
- (3) Adjacent public streets and private ways.
- (4) Topographic mapping showing existing contours at intervals of not more than two feet and contours of finish grade after conclusion of the operation.
- (5) Proper provision for safe and adequate water supply and sanitary sewerage and for temporary and permanent draining on the site.
- (6) Proper provision for vehicular traffic and control of entrances and exits from and to public streets and private ways.
- (7) Delineation of fence locations.
- (8) A separate locus plan with proposed site shaded to show relation of the surrounding road networks. The purpose of a locus plan is to indicate the general relationship of the special permitted uses to the Town, and the access to highways. The locus plan shall show the boundaries of the permit area and of the individual lots in relation to the boundaries of the affected zoning districts, and to public and private ways. Such a plan may be on an appropriate scale approved by the Board: one inch equals 200 feet, 400 feet, 1,000 feet. The Board may waive the site plan, in whole or in part, or may require additional information, as appropriate. The general purpose of a site plan is to assure proper drainage, safe access and egress, adequate parking, loading areas, signs, landscaping, screening, and consideration of the needs of abutting landowners.
- (9) Information relating to the following existing features may be indicated on separate or combined plans: natural and man-made features, wetlands, wetland district boundaries, roads, public and private ways, driveways, means of access, parking areas, natural and landscaped vegetation, watercourses, dwellings and other structures, location of public water mains and hydrants, location of public sewerage facilities, and location of public utilities.
- (10) Proposed uses shall be indicated also, including all new structures, changes in topography, landscaping, roads and ways, parking and loading facilities, water and sewerage facilities, and such other information necessary to fully describe the proposal.
- (11) A narrative report is suggested to explain features shown on site plans. Such a report is recommended to explain the proposed conditions on completion of the development and should address the following issues.
 - (a) Compliance with Chapter 500, Zoning, of the Code of the Town of Plainville. (Present and proposed future uses shall be identified as permitted or authorized by special permit.)

- (b) Protection of adjoining premises from detrimental effects from the uses of special permits.
- (c) Vehicular and pedestrian movement. (The present location, width, grades, drainage, driveways, as proposed, must be considered. There may be changes in the direction of traffic flow.)
- (d) Arrangement of structures. (Buildings, towers, and signs must be considered in view of light, air, solar orientation, open space.)
- (e) Parking and loading. (Number of spaces and locations must be adequate to service proposed uses without occupying too great an area.)
- (f) Facilities. (Adequate sewerage, refuse removal, surface drainage, subsurface drainage.)

G. As appropriate, the applicant should indicate the means proposed to accomplish the following purposes:

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against bright lights, sight, sound, dust and vibration, and preservation of light and air.
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas by provision of adequate access to cope with projected traffic flow patterns into and upon the site for both vehicles and pedestrians based upon an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.
- (3) Waste disposal by adequate methods.
- (4) Protection of environmental features on the site and in adjacent areas, by use of design features intended to integrate the proposed new development into the existing landscape, to enhance aesthetic assets, and to screen objectionable features from neighbors.
- (5) Water supply from a public water supply system, or other sources of an adequate supply of potable water, together with lagoons, ponds or standpipes, with sufficient capacity for fire protection.
- (6) Prevention of the pollution of surface water or groundwater, soil erosion, excessive runoff, changes in groundwater levels, and flooding.
- (7) Provision for the special needs of handicapped persons in all structures and common areas available to the public.
- (8) Protection from adverse environmental impacts resulting from noise, vibration, groundwater pollution from chemicals used or stored on the premises, or from storage of petroleum products.
- (9) Security of persons and property without excessive demands upon municipal, police, and fire departments.
- (10) Drainage, including use of porous as well as impervious parking areas and retention ponds to minimize runoff.
- (11) Maintain density of building areas and height consistent with the customary uses in the Town of Plainville.

§ 810-9. Other Board actions.

- A. Site visits. If the Board finds that an on-site inspection is necessary, only those Board members sitting on the hearing, any agent for the Board, and the applicant or representatives of the applicant will participate.

§ 810-10. Decisions.

- A. The decision shall include all specific findings required by MGL c. 40A and by Chapter 500, Zoning, of the Code of the Town of Plainville, and shall be filed with the Town Clerk within 14 days after the vote is taken.
- B. The applicant or petitioner is responsible for filing the certified decision in the Registry of Deeds and for paying the recording fees.
- C. A certified copy of the decision and an affidavit from the Registry stating that the decision has been recorded are necessary before a building permit dependent on the Board's decision may be issued by the Building Inspector.

§ 810-11. Amendment.

Amendments or changes consistent with Chapter 500, Zoning, of the Code of the Town of Plainville and the General Laws of Massachusetts may be made to these rules at any regular meeting by a majority vote of the Board. Such amendments shall be filed with the Town Clerk indicating the dates of adoption and filing.

§ 810-12. Effect on prior provisions.

These rules shall supersede any rules heretofore adopted by this or any previous Board.

Chapter 819**COMPREHENSIVE PERMIT REGULATIONS****§ 819-1. Application.****§ 819-2. Review fees.**

**[HISTORY: Adopted by the Zoning Board of Appeals of the Town of Plainville 1-17-2006.
Amendments noted where applicable.]**

GENERAL REFERENCES

Application requirements for special permits and variances — See Ch. 803.

Board rules and regulations — See Ch. 810.

Fees — See Ch. 828.

§ 819-1. Application.

A. Each applicant shall submit = at minimum the following information:

- (1) Preliminary site development plans showing the location and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved area; and proposed landscaping improvements and open areas within the site. All structures of five or more units must have site development plans signed by a registered architect.
- (2) A report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any in the neighborhood.
- (3) Preliminary, scaled, architectural drawings. For each building the drawings shall be signed by a registered architect, and shall include typical floor plans, typical elevations, and sections, and shall identify construction type and exterior finish.
- (4) A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular area, and by open area.
- (5) Where a subdivision of land is involved, a preliminary subdivision plan.
- (6) A preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
- (7) Documents showing that the applicant fulfills the jurisdictional requirements of 760 CMR 31.01.
- (8) A list of requested exceptions to local requirements and regulations, including local codes, ordinances, bylaws or regulations.

- (9) A pro forma, detailing the projected costs and revenues of the proposed project. Acquisition costs shall be limited to the lesser of the existing as-is fair market value (the value under existing bylaws and regulations without the benefit of waivers or variance) or the amount of the last arm's length sale (with reasonable and demonstrable carrying costs), whichever is less. The applicant shall fully disclose any costs ascribed to related entities.
- (10) Copies of all documents submitted to the subsidizing agency in support of the applicant's request for a project eligibility letter, unless otherwise included above.
- (11) Stormwater management system, including calculations; this shall include existing drainage characteristics of the general area of the project, and the effect of the proposed use and any proposed drainage facilities on the existing drainage characteristics. The drainage plan shall be prepared by a registered professional engineer in the Commonwealth of Massachusetts and show existing and proposed streets, lots, two-foot contours, and other pertinent data; drainage limits and acreage of the area tributary to each stormwater inlet and culvert, location and type of inlets proposed; location, size, length, invert elevations and slope of proposed drains and culverts; structural details of inlets, manholes, pipes, headwalls, and all other drainage structures required to complete the plan.
- (12) For all proposals of 20 units or more, traffic study, showing projected vehicle trips per day and during peak hours, as well as impact on level of service at impacted intersections as well as the site entrance.
- (13) Location and results of soil, percolation, and water table test, if any.
- (14) Any decisions by the Board of Appeals, Planning Board, Conservation Commission and any other Town, state or federal agency regarding the land or the proposed project.

B. Each application shall also submit a filing fee based on the number of units: **[Amended 2-21-2006]**

- (1) Comprehensive permit applications which are filed in accordance with MGL c. 40B shall pay a \$1,500 fee for an application containing 100 units or less.
- (2) On applications which are requesting over 100 units, there is a \$1,500 fee for the first 100 units plus an additional \$100 for each additional unit exceeding 100.
- (3) Additionally, the application fee shall include \$5,000 to pay for the services of the Board's legal counsel for assistance in any project of 25 units or less; \$7,500 for any project in excess of 25 units, but not exceeding 74 units, and \$10,000 for any project of 75 units or more. This cost is a reasonable estimate of the administrative costs for counsel retained to assist the Board with the multitude of legal issues that accompany the Chapter 40B process. The Board, in its sole discretion, may waive this fee if it determines that legal review is not necessary. Alternatively, the applicant may opt to pay for the Board's legal counsel in the manner prescribed by MGL c. 44, § 53G, and these regulations.

C. In addition to the above-mentioned fees, the applicant must also submit a check made payable to the Sun Chronicle in the amount sufficient to cover the cost of advertising the application. **[Amended 2-21-2006]**

D. Failure to fulfill the above listed requirements could constitute an incomplete application and be considered sufficient grounds for denial of said application. **[Amended 2-21-2006]**

E. No application will be accepted for filing without, at a minimum, a completed application; proper

filing fee; and project eligibility letter from a qualified subsidizing agency. **[Added 2-21-2006]**

§ 819-2. Review fees.

A. The applicant will also be required to submit \$30,000 (this amount may be adjusted at the discretion of the Zoning Board of Appeals) for "review fees" for the hiring of outside consultants, to be placed in a revolving account. If the account falls below 50% of the requirement set by the Board, the applicant must deposit an additional amount to return the account to the required level. The Board may engage engineers, financial analysts, planners, lawyers, urban designers, environmental consultants, or other appropriate professionals. Such assistance may include, but not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Board's decision or regulations, or inspecting a project during construction or implementation. Failure of an applicant to pay a review fee shall be grounds for denial of the comprehensive permit application. **[Amended 2-21-2006]**

Chapter 828**FEES**

§ 828-1.	Applications for variances, special permits, exceptions, waivers and appeals.	§ 828-2.	Application for comprehensive permit.
		§ 828-3.	Multiple variances or special permits.

[HISTORY: Adopted by the Zoning Board of Appeals of the Town of Plainville, effective 7-1-2004. Amendments noted where applicable.]

GENERAL REFERENCES

Town Clerk fees — See Ch. 289, Art. I.

Application requirements for special permits and variances — See Ch. 803.

Planning Board fees — See Form N at end of Ch. 540.

Zoning Board of Appeals rules and regulations — See Ch. 810.

Board of Health fees — See Ch. 596.

Comprehensive permit regulations — See Ch. 819.

§ 828-1. Fee Schedule

Variance, Exception, Finding, or Appeal of the Building Commissioner	\$200
Special Permit	\$2,500
Comprehensive Permit (40B)	See § 819-1

§ 828-2. Application for comprehensive permit.¹

MGL c. 40B comprehensive permit fees are specified in § 819-1.

§ 828-3. Multiple variances or special permits.

Applications requiring multiple permits will require a fee for each application.