

Planning & Sustainability - City of Northampton

planning | resiliency | conservation | place-making | sustainable transportation | zoning | GIS | historic | CB architecture | agriculture and food

413-587-1262

Office of Planning and Sustainability Fee Schedule

Planning Board Application Fees	
Type	Cost
Intermediate Site Plan with or without special permits excluding flag lots	\$325
Major Site Plan with or without special permits excluding flag lots	\$1,075 plus \$0.05/sqft of gross floor area of new construction or additions
Administrative Site Plan Review	\$100
Site Plan Amendment with additions less than 5,000 sqft	\$325
Site Plan Amendment with additions of 5,000 sqft or more; or adding 10 or more parking spaces	\$1,075 plus \$0.05/sqft of gross floor area of new construction or additions
Special Permit or Special Permit Amendment Only (No site plan) with additions less than 5,000 sqft; Excludes flag lots	\$325
Special Permit for Flag Lots	\$1,075
Special Permit for Open Cluster with construction equal to or greater than 5,000 sqft	\$1,075 plus \$0.05/sqft of gross floor area of new construction or additions
Citizen initiated Zoning Ordinance Amendment Petitions	\$400
40R Approval	\$1,075 plus \$0.05/sqft of gross floor area of new construction or additions
West Street Architecture Review	\$200
Approval Not Required (ANR) Plans	\$250/plan page
Subdivision Preliminary	\$600 plus \$75 per housing unit
Subdivision Definitive with Preliminary Already Approved	GREATER of \$3000 or \$10 linear foot of road
Subdivision Definitive with NO Preliminary	GREATER of \$4600 or \$14 linear foot of road
Subdivision Definitive Amendment	\$500

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Zoning Board of Appeals Application Fees	
Special Permit for All Types	\$325
Findings Permit	\$325
Appeal of Building Commissioner made to the Zoning Board of Appeals	\$325
Zoning Board Comprehensive Permit (40B)	\$1,075
Zoning Board Variance	\$1,075
Central Business Architecture Committee Applications	
All Applications	\$325
Historic District Applications	
Historic District Certificate of Non-Applicability	\$0
Historic District Certificate of Appropriateness	\$325
Wetlands (Conservation Commission) Applications	
Historic District Certificate of Non-Applicability	\$0
Historic District Certificate of Appropriateness	\$325
Wetlands Notice of Intent, Abbreviated NOI or ANRAD, IF state wetlands (WPA Form 3, 4, or 4A)	\$225 plus city share of state fee
Wetlands Notice of Intent IF ONLY local wetlands (WPA Form 3)	\$100 plus \$100 per lot/building/unit
Wetlands Request for Determination OR Resource Delineation (WPA form 1 or 4a)	\$175
Wetlands Amendment	\$175
Wetlands extension	\$125
Request for Certificate of Compliance	\$0
Other	
GIS/Mapping Services	\$75/hour, minimum of 1 hour