



Town of Lexington

PLANNING BOARD

1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560

planning@lexingtonma.gov
www.lexingtonma.gov/planning

Charles Hornig, Chair
Robert D. Peters, Vice Chair
Michael Schanbacher, Clerk
Melanie Thompson
Robert Creech
Michael Leon, Associate

To: The Development Community of Lexington
From: The Lexington Planning Board
RE: New fee schedule approved on September 22, 2021
Date: September 22, 2021 (approval)

On September 22, 2021, the Lexington Planning Board updated its fee schedule that appears in Section 175 – 3.4.F(1)(c) Fees, Subdivision Rules and Regulations (Lexington Subdivision Regulations) and Section 176-4.1.2 Administrative Fee Schedule (Planning Board Zoning Regulations). Below are the two fee schedules for use, effective September 22, 2021.

Thank you for permitting in Lexington!!!

Lexington Subdivision Regulations

Amendment to Section 175 – 3.4.F(1)(c) Fees, Subdivision Rules and Regulations

Type of Application	Administrative Fees
Approval not required (ANR) or MGL Chapter 41, 81X plan	\$150 for application, plus \$100 per new additional lot created
Preliminary subdivision	\$1,000, plus \$500 per lot
Definitive subdivision	\$2,000 when a preliminary subdivision application was filed with the past 7 months; \$4,000, plus \$500 per lot when a preliminary subdivision application was not filed within the past 7 months
Modifications to a plan not deemed a minor field change	\$500, plus \$250 per lot impacted
Modification to covenant, decision, or other subdivision document	\$250

Planning Board Zoning Regulations

Amendments to Section 176 – 4.1.2 Administrative Fee Schedule

Type of Application	Administrative Fee
Unaccepted streets, Section 176-7.0	
Project initiation meeting	\$0
Development review team meeting	\$0
Unaccepted street – Street Adequacy Determination (SAD)	\$500
Special permitting, Section 176-6.0	
Residential sketch plan	\$1,000, plus \$500 per lot shown on the proof plan
Residential special permit	\$2,000 when a preliminary sketch plan application was filed with the past 12 months; \$4,000, plus \$500 per lot when a sketch plan application was not filed within the past 12 months
Minor modification to an approved residential special permit with no change in square footage of the structures	\$250
Nonresidential special permit when filed with major site plan review	\$500, plus site plan review fee
Minor modification to an approved nonresidential special permit with no change in square footage of the structure	\$250
Site Plan Review, Section 176-9.0	
Minor site plan review and Limited site plan review	\$500
Major site plan review	\$2,000, plus \$0.06 per square foot of total impervious lot coverage associated with the project
Minor modification to an approved major site plan review	\$500
Minor modification to an approved minor site plan review	\$250
PD rezoning, Section 176-8.0	
Sketch PSDUP	\$500
Final PSDUP	\$2,000
Extension of Time for an approved site plan review or special permit	\$200