



PLANNING BOARD

TOWN OF WEBSTER
350 MAIN STREET
WEBSTER, MASSACHUSETTS 01570
(508) 949-3800 ext 1002
planning@webster-ma.gov
www.webster-ma.gov

APPLICATION SUBMISSION REQUIREMENTS
SPECIAL PERMIT – or -
MODIFICATION OF A SPECIAL PERMIT

Pre-submission Review – It is highly recommended that a pre-filing review of the Application packet by the Planning Department be conducted prior to submission to the Town Clerk.

Submission Packet: All application materials must be submitted in a complete packet. Incomplete submissions will cause a delay in processing.

Submission Materials:

1. **Application Form –Required** including all signatures.
2. **Project Description / Narrative** - Optional but helpful.
3. **Certified Abutters List - Required** – Contact the Assessor’s Office
4. **Fees –Required** - includes all applicable fees outlined on the Fee Schedule. One or two checks will be required depending on the application type.
5. **Additional Materials as required by the Webster Zoning By-Law** or as needed to support the Application.
6. **Copies** – Please note: the Zoning By-law sets forth the number of copies required which no longer reflects new best practices. Please submit two (2) packets of all materials, each packet to include all documentation including one full size plan set (24” x 36”) and one reduced size set (11” x 17”). In addition, large projects will be required to submit material in PDF format as well.

Additional information and guidance can be found on the Planning Board web page at www.webster-ma.gov. Please contact the Planning Department if you have any questions. Thank you.



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**APPLICATION FOR SPECIAL PERMIT – or -
 MODIFICATION OF A SPECIAL PERMIT**

DATE: _____

APPLICATION TYPE: Please indicate the type of permit you are seeking?

New Permit: _____ Modification: _____ Date of Original Permit: _____

APPLICANT NAME: _____

Full Address: _____

Phone: _____ Email: _____

Contact Person's Name: _____

Phone: _____ Email: _____

PROPERTY OWNER(S) NAME: _____

Full Address: _____

Phone: _____ Email: _____

Deed recorded in the Worcester District Registry of Deeds: Book _____ Page _____

SITE INFORMATION:

Street Address of Property(s) _____

Assessor's Map / Lot(s) and lot size of each: _____

ZONING INFORMATION

Which zoning district(s) and other types of districts is the property located in? See the Town of Webster Zoning Map. Check all that apply.

- | | |
|--|---------------------------------------|
| _____ Single Family Residential (SFR) | _____ Industrial (IND) |
| _____ Agricultural Single Family Res. (ASFR) | _____ Lake Residential (LR) |
| _____ Multiple-Family Residential (MFR) | _____ Floodplain |
| _____ Business District with Sewer (B4) | _____ Conservation (CD) |
| _____ Business District without Sewer (B5) | _____ Lake Watershed Protection (LWP) |
| _____ Gore Business District (B5A) | _____ Redevelopment Overlay District |

CURRENT AND PROPOSED USE(S)

List all **current uses** on the site:

Proposed Use(s): Please identify each section of the Zoning By-law that applies to your Application. Check all that apply. (See the Town of Webster Zoning By-Law, Chapter 650). Attach additional materials if necessary.

- | | |
|---|---|
| <input type="checkbox"/> 650-14: Single Family Residential | <input type="checkbox"/> 650-38: Signs and Advertising Devices |
| <input type="checkbox"/> 650-15: Agricultural Single Family Residential | <input type="checkbox"/> 650-43: Common Driveways |
| <input type="checkbox"/> 650-16: Multiple-Family Residential | <input type="checkbox"/> 650 - Article VI: Adult Uses |
| <input type="checkbox"/> 650-17: Business District with Sewer | <input type="checkbox"/> 650 – Article VIII: Wireless Communications Facilities |
| <input type="checkbox"/> 650-18: Business District without Sewer | <input type="checkbox"/> 650 – Article IX: 55 and Over Communities |
| <input type="checkbox"/> 650-19: Gore Business District | <input type="checkbox"/> 650 – Article X: Medical Marijuana Facilities |
| <input type="checkbox"/> 650-20: Industrial | <input type="checkbox"/> 650 - Article XI: Solar Use Facilities |
| <input type="checkbox"/> 650-21: Lake Residential | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> 650-22: Floodplain | _____ |
| <input type="checkbox"/> 650-23: Conservation | _____ |
| <input type="checkbox"/> 650-24: Lake Watershed Protection | _____ |
| <input type="checkbox"/> 650-24: Redevelopment Overlay District | _____ |

Is the proposed use(s) allowed in accordance with the district regulations or other provisions of the Webster Zoning By-Law as identified above:

Yes No (please refer to Section 650-12C for further guidance)

Does your Application require Site Plan Review (see Section 650 – Article VII: Site Plan Review):

Yes (if so, please submit Site Plan Approval application in conjunction with this application)
 No

WAIVER REQUEST(S)

List all waivers requested (attach additional materials if needed):

Section _____

Section _____

Section _____

Section _____

Section _____



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350 Main Street, Webster, MA 01570

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PLANNING BOARD

FEE SCHEDULE

All fees are due at the time of submission. Any application submitted without all required fees will be deemed incomplete and will not be processed until all amounts have been received.

The following schedule applies to applications made to the Webster Planning Board as set forth below. This schedule supersedes all previous schedules as they may have appeared in the Webster Rules and Regulations Governing the Subdivision of Land and any listings that may have been compiled from time to time for the benefit of applicants.

Fees – Number of Checks Required: Two checks are required at the time of submission as follows:

1. Application fee + Legal Advertising Fee (only if required) + Abutter Notification Fee (only if required). See attached worksheet to assist in calculating Abutter Notification fee which is based on current postage mailing rates.
2. Peer Review Fees

Modifications: Applications for modifications to previously approved permits must follow the same fee schedule.

Peer Review Fees – Applicants must maintain a positive balance of peer review funds during the course of their project by coordinating with the Planning Department. Unused fees will be returned once the project is complete.

**** All Checks to be made payable to the “Town of Webster”****

• **Approval Not Required (ANR)**

Application Fee \$50.00
 Lot Fee per each new lot.....\$100.00 per lot / parcel modified or created

• **Special Permit & Site Plan Review**

Application Fee \$200.00
 Legal Advertising Fee..... \$100.00
 Abutter Notification Feebased on current mailing rates; contact office
 Peer Review Fees (MGL c54, §53G), separate check..... \$2,500 minimum – if required

• **Site Plan Review Only**

Application Fee \$100.00
 Legal Advertising Fee..... \$100.00
 Abutter Notification Feebased on current mailing rates; contact office
 Peer Review Fees (MGL c54, §53G), separate check..... \$2,500 minimum – if required

**Town of Webster Planning Board
Fee Schedule - continued**

• **Special Permit Only**

Application Fees

- Standard – all uses except as noted below \$100.00
- Common Driveway \$100
Peer Review Fees (MGL c54, §53G), separate check \$200
- Lake Watershed Protection District \$100
Peer Review Fees (MGL c54, §53G), separate check \$200 (minimum)
- Over 55 Community \$250 base, plus \$50 per unit
- Redevelopment Overlay District \$100
Peer Review Fees (MGL c54, §53G), separate check \$200
- Sign Exception \$100
Peer Review Fees (MGL c54, §53G), separate check \$200
- Telecommunications Tower \$2,000
Peer Review Fees (MGL c54, §53G), separate check To be Determined

Legal Advertising Fee \$100.00

Abutter Notification Fee based on current mailing rates; contact office

• **Scenic Road Hearing**

Application Fee \$50.00

Legal Advertising Fee \$100.00

Abutter Notification Fee based on current mailing rates; contact office

• **Subdivisions**

Application Fees

- Preliminary Plan \$250
Peer Review Fees (MGL c54, §53G), separate check \$2,500 minimum
- Definitive Subdivision Plan with Preliminary Plan \$100 per lot
Peer Review Fees (MGL c54, §53G), separate check \$2,500 minimum
- Definitive Subdivision Plan without Preliminary Plan \$1,000 plus \$100 per lot
Peer Review Fees (MGL c54, §53G), separate check \$2,500 minimum
- Waiver Request from Subdivision Rules & Regulations \$20 per lot - maximum
or \$500 per waiver request

Legal Advertising Fee \$100.00

Abutter Notification Fee based on current mailing rates; contact office

- Road Inspection Fee \$50 per linear foot of centerline
This fee to be paid in advance of inspection.