

Town of Goshen
 Planning Board
 Schedule of Land Use and Driveway Fees

Note: Costs of professional review and inspection are in addition to the standard fees listed below.
 See Notes on Page 3.

Planning Board

Lot Line Adjustment or Annexation (No New Lots)	
Type of Fee or Charge	Rate
Application Fee	\$100
Cost of Notification	At Cost
Cost of Advertising for Hearing (if necessary)	At Cost
Recording Fee	At Cost

Minor Subdivision (One lot/site/unit divided into not more than three lots/sites/units)	
Type of Fee or Charge	Rate
Application Fee	\$100
Fee per Lot/Site/Unit, post subdivision	\$15
Cost of Notification	At Cost
Cost of Advertising for Hearing	At Cost
Recording Fee	At Cost

Major Subdivision (One lot/site/unit divided into four or more lots/sites/units)	
Type of Fee or Charge	Rate
Application Fee	\$150
Fee per Lot/Site/Unit, post subdivision	\$15
Cost of Notification	At Cost
Cost of Advertising for Hearing	At Cost
Recording Fee	At Cost

Voluntary Merger (RSA 674:39-a)	
Type of Fee or Charge	Rate
Application Fee	\$100
Recording Fee	At Cost

Zoning Board of Adjustment

Appeal from Administrative Decision	
Type of Fee or Charge	Rate
Application Fee	\$100
Cost of Notification	At Cost
Cost of Advertising for Hearing	At Cost

Special Exception	
Type of Fee or Charge	Rate
Application Fee	\$50
Cost of Notification	At Cost
Cost of Advertising for Hearing	At Cost

Variance	
Type of Fee or Charge	Rate
Application Fee	\$50
Cost of Notification	At Cost
Cost of Advertising for Hearing	At Cost

Highway Department

Driveway Permit	
Type of Fee or Charge	Rate
Application fee Minor Entrance	\$35
Serves not more than two residences, or Serves a temporary entrance	
Application Fee for Major Entrance	\$75
Serves three or more residences, or Serves any commercial or industrial establishment	

Notes

1. **Payment of Fees:** Application fees are due when applications are filed. All other fees and charges are due when billed. Planning Board and Zoning Board of Adjustment approvals are contingent upon payment of all fees currently due.
2. **Notification:** All letters of notification shall be sent per by certified mail. Notifications shall be sent to the following: all abutters (including the Town of Goshen or any other municipality with abutting land); the applicant; the property owner; every abutting hold of conservations, preservation, or agricultural preservation restrictions; every engineer, architect, land surveyor or soil scientist whose professional seal or name appears on any plat submitted to the Planning Board.
3. **Professional Review for Subdivisions:** The Planning Board shall require the subdivider to pay the cost of legal review by the Town’s attorney of any existing or proposed right-of-way provisions. The Planning Board may require the subdivider to pay the cost of additional professional review of various parts or of the whole of the proposed subdivision upon such terms and conditions as the Planning Board deems to be appropriate as provided by RSA 676:4-I(g). The Planning Board shall select the professional(s). The subdivider shall deposit with the Planning Board the full estimated cost of any professional review prior to the Planning Board initiating the professional review and prior to the Planning Board determining that the application is complete.
4. **Inspection Services During Subdivision Construction:** The Planning Board shall require inspection services for all major subdivisions which include street and/or utility line construction or for other subdivisions at the Planning board’s discretion. The cost of the inspection services shall be borne by the subdivider. The Planning Board may require the inspection services to be provided either by Town employees or agents or by an outside consulting, civil engineering firm of the Planning Board’s choice. If the Planning board determines the need for outside inspection services and requires such as a condition of final plat approval, then prior to the start of construction the subdivider shall establish an account for the inspection services. The subdivider shall maintain a positive balance in the account at all times during construction to cover expenses for inspection services or be subject to a “stop work” order by the Board of Selectmen or such other enforcement measures deemed appropriate by the Planning Board. Any remaining balance in the account after completion of construction shall be refunded to the subdivider.

The initial deposit in the account shall be determined as follows:

Number of Proposed Lots/Sites/Units: _____ x \$50 per Lot/Site/Unit = \$ _____
Length of Proposed Road: _____ x \$1 per foot = \$ _____

Total Initial Account Deposit: = \$ _____

5. **Restriction on Future Subdivision:** Once a subdivision has been approved, no further subdivision of any of the resulting lots/sites/units shall take place within a period of five years.
6. **Review and Inspection of Driveways:** At their discretion, the Planning Board or the Highway Department may require professional review and/or inspection of services for driveway planning and/or construction. The expense of these services shall be borne by the property owner/applicant.
7. **Supersession of Information:** The fees, charges, and provisions specified in this schedule supersede any information previously published by the Planning Board.