

## DEVELOPMENT IMPACT STATEMENT

In accordance with Section 5.2(4) of the Town of Millbury's Subdivision Rules and Regulations, the Applicant shall submit a Development Impact Statement (DIS).

It is an Applicant's responsibility to prepare and document the DIS in sufficient detail to permit an adequate evaluation by the Planning Board; however the Board may request in writing additional data. It is necessary that the Applicant respond to all sections of the DIS form except in the event that the Planning Board grants a written exemption.

The Board may waive any section(s) of the requirements when, in their opinion and submission of evidence from the Applicant, the requirements are nonapplicable to the proposed project.

The entire cost of the Development Impact Statement shall be the responsibility of the Applicant.

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Name of Project:

Type of Project:

Applicant(s):

Project Location:

Parcel Number(s):

Total Acreage:

Name of Individual(s) Preparing this DIR:

### ***I. PROJECT DESCRIPTION***

#### **A. Number of Units:**

\_\_\_\_\_ Total

\_\_\_\_\_ Single Family

\_\_\_\_\_ Duplex

\_\_\_\_\_ Multi-family

#### **B. Number of Bedrooms:**

\_\_\_\_\_ Total

\_\_\_\_\_ Single Family

\_\_\_\_\_ Duplex

\_\_\_\_\_ Multi-family

C. Approximate Price/Unit:

\_\_\_\_\_ Single Family

\_\_\_\_\_ Condominium

\_\_\_\_\_ Rental

**II. SITE DESCRIPTION**

A. Present land uses by percentage of the site.

Land Use	Approximate Acreage At Present	Approximate Acreage In Future
Meadow or Brushland (non-agriculture)		
Forest		
Agriculture (orchards, cropland, pasture)		
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, fill)		
Roads, Buildings & Other Impervious Surfaces		
Other (indicate type)		

B. List the zoning districts (including overlay zoning districts) in which the site is located and indicate the percentage of the site in each district.

District	Percentage

**III. NATURAL ENVIRONMENT**

A. Land

1. Describe the potential and probable impacts of the proposed development on the existing geology, topography, and land use of the project site and surrounding area. What is the approximate percentage of the proposed site with slopes between 0-10%, 10-15% and greater than 15%?
2. Describe any unusual or unique features such as bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations, or bedrock outcroppings on the site.

3. Describe any limitations on the proposed project caused by subsurface soil and water conditions, and methods to be used to overcome them.
4. Describe procedures and findings of percolation tests conducted on the site.
5. Describe the methods to be used during construction to control erosion and sedimentation and siltation including use of sediment basins and type of mulching, matting, or temporary vegetation; approximate size and location of land to be cleared at any given time and length of time to exposure; covering of soil stockpiles; and other control methods used. Evaluate effectiveness of proposed methods on the site and the surrounding areas.
6. Describe the permanent methods to control erosion and sedimentation. Include descriptions of:
  - a. Areas subject to flooding or ponding;
  - b. Proposed surface drainage system;
  - c. Proposed land grading and permanent vegetation cover;
  - d. Methods to be used to protect existing vegetation;
  - e. The relationship of the development to the topography;
  - f. Any proposed alterations of shorelines, marshes or seasonal wet areas;
  - g. Estimated increase of peak runoff caused by altered surface conditions, and methods to be used to return water to the soils.

#### B. Air

1. Describe possible sources and duration of significant amounts of odors, smoke and dust.
2. Describe the relationship of the location of the subdivision and prevailing wind patterns to nearby residences, businesses, recreation areas, and other public areas.
3. Describe precautions to eliminate or minimize the adverse environmental effects of the smoke, dust or odors generated.

#### C. Water and Wetlands

1. Evaluate how and to what extent the project will affect the quality and quantity of any existing or potential public or private water supplies, including watersheds, reservoirs and groundwater.
2. Indicate whether the site is located on an aquifer and note its approximate yield.
3. Discuss the project's effects on groundwater supply and efforts to recharge groundwater supplies.
4. Discuss the effect of the proposed sewage disposal methods on surface and groundwater supplies and quality.
5. Discuss the probability that the project will increase pollution or turbidity levels within receiving waterways and the precautions to be taken to minimize the effects.
6. Discuss the project's effect on the waterway's aquatic biota and use as habitats.
7. Discuss what effect the project will have on increasing the incidence of flooding, including areas outside the subdivision.

#### D. Flora and Fauna

1. Discuss the project's effects on land-based ecosystems, such as the indigenous wildlife, stream bank cover, and vegetal or wooded growth.
2. Describe proposed types and amounts of vegetal cover.
3. Discuss the existence of rare or endangered plant, wildlife or fish species in the project area.

#### E. Open Space & Recreation

1. Discuss whether there is any farmland or forest land on the site that is protected under Chapter 61A or 61B of the Massachusetts General Laws.
2. Discuss whether the site is adjacent to conservation land or a recreation area.
3. Describe existing or proposed recreational facilities, including active and passive types, age groups participating, and state whether recreational facilities and open space are available to all residents.
4. Discuss how the location and construction of the project will affect existing and potential park and recreation areas, open spaces, and natural areas.
5. Discuss whether the site includes scenic views and if the proposed development will cause any scenic vistas to be obstructed from view.

### ***IV. MAN-MADE ENVIRONMENT***

#### a. Aesthetics and Visual Impact

1. Discuss whether the project contains buildings of historic or archeological significance (consult with the Millbury Historical Commission).
2. Describe the agricultural and landscaping techniques which will be used to blend the structures with the surrounding area.
3. Discuss the heights of the structures in relation to the surrounding area.
4. Discuss the project's visual impact and possible interference with scenic views.
5. Describe type of construction building materials used, location of common areas, location and type of common service facilities (laundry, trash, garbage disposal).
6. Describe the type, design, location, function and intensity of all exterior lighting facilities. Attention given to safety, privacy, security, and daytime and nighttime appearance shall be detailed.

#### b. Noise

1. Describe the time, duration and types of noises generated by the project (including traffic generated from the development), both during and after construction.
2. Describe the controls which will be used to eliminate or minimize the adverse impacts of these noises.

c. Water Supply

1. Discuss the demands of the project for consumption and fire protection. Estimate the daily average and the summer peak daily average demand for the proposed subdivision when completed.
2. Describe the groundwater and/or surface water supply to be used to supply the subdivision.

d. Solid Waste

1. Estimate the amount and type of solid waste generated by the subdivision per year.
2. Indicate the most likely means of disposal and probable disposal site(s).
3. Describe the average and peak daily disposal and the impact of such disposal on the ground water.

e. Stormwater System

1. Indicate the location of all proposed outfalls.
2. Describe the effect of the outfalls and their discharge on the receiving waters, i.e., increased flows, pollution, etc...
3. Discuss the quantity of stormwater to be discharged.

f. Circulation System

1. Discuss existing traffic conditions, including average daily and peak hour volumes, average and peak speeds, sight distances, accident data for the previous three years, and levels of service (LOS) of intersections and streets affected by the proposed development. Generally, such data shall be presented for all streets and intersections adjacent to or within 1000 feet of the project boundaries, and shall be no more than 12 months old at the date of application, unless the Board specifically approves other data.
2. Discuss the expected impact of traffic generated by the proposed development on area roadways, including projected peak hour and daily traffic generated by the development on roads and ways in the vicinity of the development, sight lines at the intersections of the proposed street(s), sight lines of existing intersections, condition of existing streets, and projected post development traffic volumes and levels of service of intersections and streets likely to be affected by the proposed development.

In determining the impact of vehicular traffic generation from a development, the following standards and definitions shall be used (unless the Applicant demonstrates to the Planning Board that given the nature of the proposed project or applicable road systems, other standards are appropriate):

- A registered professional engineer experienced and qualified in traffic engineering shall prepare the traffic analysis.
- Trip generation rates for land uses shall be as contained in the most recent update of Trip Generations, Institute of Transportation Engineers, Washington D.C.

3. Describe efforts to minimize traffic and safety impacts through such means as physical design and layout concepts, roadway and intersection improvements, drainage improvements, and pedestrian and bicycle facility improvements.
4. Describe the proposed pedestrian circulation pattern. Identify existing sidewalks within 1,000 feet of the proposed site.

## ***V. COMMUNITY SERVICES***

### **A. Schools**

1. Estimate the probable number of students generated by the subdivision.
2. Describe the location of the nearest schools.
3. Describe projected school bus routing changes and projections of future school building needs resulting from the proposed project.

### **B. Police**

1. Describe the expected impact on police services, time and manpower needed to protect the proposed development and service improvements necessitated by the proposed development.

### **C. Fire**

1. Describe expected fire protection needs.
2. Describe on-site fire fighting capabilities, fire flow water needs, and source and delivery system needs. In the event of fire, estimate the response time of the fire department (consult with fire department).
3. Describe fire department service improvements necessitated as a result of the proposed project.

### **D. Public Works**

1. Calculate the total linear feet of roadway to be publicly maintained and plowed.
2. Calculate the linear feet of street drains, culverts, sanitary sewers, and waterlines to be publicly maintained.
3. Analyze projected need, responsibility and costs to the Town of roadway maintenance.