LAND SUBDIVISION - FORM F

Development Impact Report (DIR)

PLANNING BOARD – Town of Medway, MA

OVERVIEW

The DIR is intended to serve as a guide to the applicant in formulating their development proposal, as well as a guide to the Planning Board in evaluating the proposed Subdivision Plan in the context of existing conditions and the Town's planning efforts. The DIR should be prepared as early in the design process as possible, even if certain aspects are unknown at that time.

The DIR seeks to raise the broad range of issues generally association with a subdivision development plan in a form and in language that is understandable to the layperson. The DIR shall identify and assess development impacts that could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information that will help the Town plan ahead to provide adequate services in the future.

The DIR shall be filed with an application for approval of a Preliminary and a Definitive Subdivision Plan. It shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment of the surrounding area. In preparing the DIR, a systematic interdisciplinary approach shall be utilized to include professionals in the natural and social sciences and environmental design arts.

_____
Date

1. Name of Proposed Subdivision: _____
2. Location: _____
3. Name of Applicant (s): _____
4. Brief Description of the Proposed Project: _____

_____

_____

_____

5. Name of Individual Preparing this DIR _____

Address: _____ Phone: _____

_____

Professional Credentials: _____

SITE DESCRIPTION

6. Total Site Acreage: _____

Approximate Acreage	At Present	After Completion
Meadow/brushland *(non-agricultural)*		
Forested		
Agricultural *(includes orchards, croplands, pasture)*		
Wetlands		
Water Surface Area		
Flood Plain		
Unvegetated *(rock, earth or fill)*		
Roads, buildings and other impervious surfaces		
Other *(indicate type)*		
TOTAL		

7. Present permitted and actual land use by percentage of the site.

Uses	Percentage
Industrial	
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *NOTE – Be sure to include overlay zoning districts.*

Zoning District	Percentage

9. Predominant soil type(s) on the site: _____

Soil Drainage
(Use the U.S. Soil Conservation Service's definition)

Soil Type	% of Site
Well drained	
Moderately well drained	
Poorly drained	

10. Are there any bedrock outcroppings on the site? _____ Yes _____ No

If yes, specify: _____

11. Approximate percentage of proposed site with slopes between:

Slope	% of Site
0 – 10%	
10 – 15%	
Greater than 15%	

12. In which of the Groundwater Protection Districts is the site located?

Zone(s) _____ Proximity to a public well: _____ feet

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered? *(Consult the Massachusetts Heritage Program and the Medway Conservation Commission for information*.) _____ Yes _____ No

If yes, specify: _____

14. Are there any unusual site features such as trees larger than 30 inches, bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations or granite bridges?

_____ Yes _____ No

If yes, specify: _____

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15. Are there any established foot paths running through the site or railroad right of ways? _____ Yes _____ No

If yes, please specify: _____

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16. Is the site presently used by the community as an open space or recreation area? _____ Yes _____ No

If yes, please specify: _____

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17. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? _____ Yes _____ No

If yes, please specify: _____

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18. Are there wetlands, lakes, pond, streams or rivers within or contiguous to the site? _____ Yes _____ No

If yes, please specify: _____

_____

19. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? _____ Yes _____ No

If yes, please specify: _____

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20. Has the site ever been used for the disposal of hazardous waste? Has a 21E study been conducted for the site? _____ Yes _____ No

If yes, please specify: _____

_____

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? _____ Yes _____ No

If yes, please specify: _____

_____

22. Does the project location contain any buildings or sites of historic or archaeological significance? (Consult with the Medway Historical Commission) _____ Yes _____ No

If yes, please describe: _____

_____

23. Is the project contiguous to or does it contain a building located in a national register historic district? _____ Yes _____ No

If yes, please describe: _____

_____

CIRCULATION

24. What is the expected average weekday traffic and peak hour volumes to be generated by the proposed subdivision?

Average weekday traffic	
Average peak hour volumes – morning	
Average peak hour volumes - evening	

25. Existing street(s) providing access to the proposed subdivision:

Please specify: _____

26. Existing intersection(s) within 1000 feet of any access to the proposed development. Please specify intersection names: _____

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27. Location of existing sidewalks within 1000 feet of the proposed site: _____

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28. Location of proposed sidewalks and their connection to existing sidewalks:

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29. Are there parcels of undeveloped land adjacent to the proposed site:

_____ Yes _____ No

Will access to these undeveloped parcels be provided from the proposed subdivision?

_____ Yes _____ No

If yes, please describe: _____

_____

If no, please explain why: _____

_____

UTILITIES AND MUNICIPAL SERVICES

30. What is the total number of dwelling units proposed? _____

31. What is the total number of bedrooms in the proposed subdivision? _____

32. Stormwater Management

A. Describe the nature, location and surface water body receiving current surface water of the site: _____

_____

_____

B. Describe the how the proposed stormwater management system will operate and how the existing stormwater patterns will be altered: _____

_____

_____

_____

C. Will a NPDS Permit be required? _____ Yes _____ No

33. Please estimate the response time of the Fire Department to this site:
(Please consult with the Fire Department): _____

34. Schools

A. Projected number of new school age children: _____

B. Distance to nearest elementary school: _____

MEASURES TO MITIGATE IMPACTS - Please attach a brief description of the measures that haven been taken during subdivision design and will be taken during subdivision construction for each of the following:

35. Maximize stormwater infiltration and groundwater recharge
36. Prevent surface and groundwater contamination
37. Reduce detrimental impacts to water quality
38. Maintain slope stability and prevent erosion
39. Conserve energy
40. Preserve wetlands
41. Preserve wildlife habitats, outstanding ecological or botanical features
42. Protect scenic views
43. Retain natural landscape features
44. Design street layouts to facilitate southern orientation of houses
45. Use curvilinear street patterns
46. Promote pedestrian and bicycle access and safety
47. Reduce the number of mature trees to be removed
48. Provide green belt/buffer areas
49. Preserve historically important structures and features on the site
50. Retain natural valley flood storage areas
51. Minimize the extent of waterways altered or relocated
52. Reduce the volume of cut and fill
53. Minimize the visual prominence of man-made elements even if necessary for safety or orientation
54. Minimize municipal maintenance frequency and costs
55. Reduce building site frontages or driveway egresses onto primary or secondary streets

In describing each of the above, please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, please use graphic illustrations. Identify data sources, reference materials and methodology used to determine all conclusions.