

DEVELOPMENT IMPACT STATEMENT

A Development Impact Statement (DIS) is a documented, written analysis of a proposed development which provides the Planning Board and Town Officials with information necessary for plan review.

It is a developer's responsibility to prepare and document the DIS in sufficient detail to permit an adequate evaluation by the Planning Board; however, additional data may be requested in writing by the Board. It is necessary to respond to all sections of the DIS form except when a written exemption is granted by the Planning Board. The applicant is urged to contact the Office of the Town Planner in the process of completing a Development Impact Statement.

NAME OF PROJECT: _____ ACREAGE: _____
TYPE OF PROJECT: _____ OWNER(S): _____
LOCATION: _____ PLANNER: _____
PARCEL NUMBER(S): _____ ENGINEER: _____
ZONING DISTRICT(S): _____ ARCHITECT: _____

I. PROJECT DESCRIPTION

a. Number of Units:

Total _____ Low-Income _____ Single-Family _____
Two-Family _____ Row-House _____ Apt. _____ Other _____
Condominium
Ownership _____ Rental _____ Private _____

b. Number of Bedrooms: Row Houses _____ Apartments _____

b. Approximate Price/Unit: Private _____
Condominiums _____
Rental _____

II. CIRCULATION SYSTEMS

- a. Street Design – Explain reasons for location of streets, stubs, and intersections. Project the number of motor vehicles to enter or depart the site per average day and peak hour.
- b. Parking & Bus Stops – Discuss the number, opportunities for multiple use, and screening of parking spaces. With respect to bus stops, if any, explain the location, shelter design and orientation to any path systems.

III. SUPPORT SYSTEMS

a. Water Distribution

1. Public – Discuss the project's water distribution system, including projected demand, ability to serve all lots, use of water for air conditioning, and any special problems such as check valves or booster pumps which must be dealt with.
2. Private – Discuss the type of system, level of treatment, suitability of soils and results of percolation tests.

b. Sewage Disposal

1. Public – Discuss the project's sewage disposal system, including projected flow, size of pumping stations including auxiliary power, and any special problems such as check valves, etc. which must be dealt with, and the effects on the waste water treatment facility.
2. Private – Discuss the type of system, level of treatment, suitability of soils and results of percolation tests.

- c. Storm Drainage – Discuss the storm drainage system including the projected flow from 10 year and a 100 year storm, name of the receptor stream, and any flow constriction between the site and the receptor stream.

- d. Refuse Disposal – Discuss the location and type of facilities, hazardous materials requiring special precautions, and screening.

- e. Lighting – Discuss the location and size of lights, and methods used to screen adjoining properties from glare.

- f. Fire Protection – Discuss the type and capacity of fuel storage facilities, location of storage areas for hazardous substances, special requirements, and distance to fire station.
- g. Recreation
 - 1. Public – Indicate the distance to and type of public facilities.
 - 2. Private – Discuss the type of private recreation facilities to be provided within the development
- h. Schools – Project the student population of the project for the nursery, elementary, middle school and senior high school levels and indicate the distance, capacity, and present enrollment of the nearest elementary and secondary schools.

IV. NATURAL CONDITIONS – Describe briefly the following natural conditions:

- a. Topography – Indicate datum, source, date, slopes greater than 25%
- b. Soils – Indicate prime agricultural land, depth to bedrock, extent of land which has been filled.
- c. Mineral Resources – Indicate extent and economic importance of resource, extent and means of proposed extraction, rehabilitation measures.
- d. Surficial geology
- e. Depth to water table
- f. Aquifer recharge areas
- g. Wetlands
- h. Watercourses
- i. Flood prone areas
- j. Vegetative cover
- k. Unique wildlife habitats
- l. Unique flora

V. DESIGN FACTORS – Describe briefly the following features. Photographs are helpful.

- a. Present visual quality of the area
- b. Location of significant viewpoints
- c. Historic structures
- d. Architecturally significant structures
- e. Type of architecture for development

VI. ENVIRONMENTAL IMPACT

- a. Measures taken to prevent surface water contamination
- b. Measures taken to prevent ground water contamination
- c. Measures taken to maximize ground water recharge
- d. Measures taken to prevent air pollution
- e. Measures taken to prevent erosion and sedimentation
- f. Measures taken to maintain slope stability
- g. Measures taken to reduce noise levels
- h. Measures taken to preserve significant views
- i. Measures taken to project design to conserve energy
- j. Measures taken to preserve wildlife habitats
- k. Measures taken to ensure compatibility with surrounding land uses

VII. PLANS

- a. Master Plan
- b. Open Space Plan
- c. Regional plans prepared by the Lower Pioneer Valley Regional Planning Commission

- VIII. PHASING – If the development of the site will take place over more than one year, supply a schedule showing how the development will be phased. A flow chart is helpful. This time table shall include the following elements:
- a. Stripping and/or clearing of site
 - b. Rough grading and construction
 - c. Construction of grade stabilization and sedimentation control structures
 - d. Final grading and vegetative establishment
 - e. Landscaping
 - f. The construction of any public improvement shall be specified explaining how these improvements are to be integrated with the development.
 - g. The number of housing units and the square footage of nonresidential uses to be constructed each year and their estimated value shall be specified.