

Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

DEVELOPMENT IMPACT STATEMENT

1. Traffic Impact Assessment

1.1. Waiver Requested

The applicant seeks to waive the full traffic impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 1 of the regulations.

Traffic impact analysis is limited to sight distance and trip generation as defined in the waiver request form.

1.2. Limited Traffic Impact Assessment

The property is located on the northerly side of Village Street. Village Street is a Scenic Road as defined by The Town of Medway. The travelled way is paved and is approximately 30' wide. A two-foot grass exists between the travelled way and the sidewalk on the northerly side of the road.

The centerline of the proposed driveway intersects the travelled way 20' easterly from the existing location. The existing curb cut shall be closed off and relocated accordingly.

The sight distances provided for the proposed driveway location are westerly 610' and easterly 800'. The sight line is clear of obstructions.

The Institute of Transportation Engineers Trip Generation Manual 10th edition use code for the site is *220 Multifamily Housing (Low-Rise)*. The trip generation for the proposed use during the AM peak hour and PM peak hour are 1 and 4 trips respectively.

2. Environmental Impact Assessment

2.1. Waiver Requested

The applicant seeks to waive the full environmental impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 2 of the regulations.

Environmental impact analysis is limited to drainage report as defined in the waiver request form.

2.2. Limited Environmental Impact Assessment

The proposed site development proposes to infiltrate and treat stormwater runoff from the site to compensate for increases in impervious lot coverage. The total impervious area on-site is 8,510 square feet; which is approximately 3,726 square feet greater than the existing site coverage.

As outlined on the site plan and in the drainage report two methods of stormwater mitigation are utilized to manage stormwater runoff. They are to infiltrate all roof runoff by directing stormwater to an infiltration system behind the proposed multi-family structure and to direct surface runoff from the parking area to a constructed rain garden.

Refer to the Stormwater Report and Site Development Plan for greater detail on drainage system performance and details.

3. Neighborhood Impact Assessment

3.1. Waiver Requested

The applicant seeks to eliminate the neighborhood impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 3 of the regulations.

The proposed site development is consistent with the neighborhood as defined in the waiver request form

4. Parking Impact Assessment

4.1. Waiver Requested

The applicant seeks to eliminate the neighborhood impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 4 of the regulations.

The proposed site development is under the current threshold for this requirement as defined in the waiver request form

4.2. Provided Parking

The proposed off-street parking area provides nine total striped parking spaces. This was determined in accordance with the Municipal Zoning Bylaw Section 5.6.4 E.3 requiring 1.5 spaces per unit with an additional 1 space per every two units for visitor parking. The total required parking for the site is 6 spaces.

The parking area is behind the proposed structure to screen the area from the street. Abutter screening is provided by a fence and natural vegetation along the back and easterly lot line respectively.