

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.

June 19, 2020

Date

1. Name of Proposed Subdivision: Harmony Village (Multifamily Housing application)
2. Location: 218-220 Main Street
3. Name of Applicant (s): Harmony Village LLC
4. Brief Description of the Proposed Project: _____
The existing lot contains two existing dwellings (#218 and #220) accessed by one driveway with a pool and shed in the rear of the property.

The project proposes to add 5 new units in the rear of the property, remodel the existing two dwellings, and widen and extend the access driveway as part of a Multifamily Housing application.

5. Name of Individual Preparing this DIR _____ Meridian Associates Inc.
69 Milk St, Suite 208 Drew Garvin
Address: Westborough, MA 01581 Phone: cell 978-394-2376

Professional Credentials: EIT, Senior Project Engineer

SITE DESCRIPTION

6. Total Site Acreage: 1.22 acres

Approximate Acreage	At Present	After Completion
Meadow/brushland (<i>non-agricultural</i>)(SW basin)	0.13	0.13
Forested (woods)	0.572	0.135
Agricultural (<i>includes orchards, croplands, pasture</i>)	0.0	0.0
Wetlands	0.0	0.0
Water Surface Area (coy pond)	0.004	0.0
Flood Plain	0.0	0.0
Unvegetated (<i>rock, earth or fill</i>) (exposed rock)	0.003	0.003
Roads, buildings and other impervious surfaces	0.167	0.513
Other (<i>indicate type</i>) (lawn)	0.344	0.439
TOTAL	1.22	1.22

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

Uses	Percentage
Industrial	
Commercial	
Residential	100%
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
AR-II	100%
Multifamily Housing Overlay District	100%

9. Predominant soil type(s) on the site: Charlton-Hollis, Canton (HSG B)
(also see soil description from testing in Stormwater Report)

Soil Drainage

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

Soil Type	% of Site
Well drained	50%
Moderately well drained	50%
Poorly drained	

On site testing showed well draining soils below the moderately well drained soil layer (see description in Stormwater Report).

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: _____

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	30 trips (6 per new unit)
Average peak hour volumes – morning	5 trips (1 per new unit)
Average peak hour volumes - evening	5 trips (1 per new unit)

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

Please specify: Main Street

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

Main Street / Country Lane

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

Along north side of Main Street.

28. Location of proposed sidewalks and their connection to existing sidewalks:
None

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

 Yes X No

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

 Yes N/A No

If yes, please describe: _____

If no, please explain why: Not applicable. The proposed Multifamily Housing development will have driveway access to all units.

UTILITIES AND MUNICIPAL SERVICES

30. What is the total number of dwelling units proposed? 7 (2 existing, 5 proposed)

31. What is the total number of bedrooms in the proposed subdivision? 21*

* 3 bedroom house (#220)

32. Stormwater Management already served by town sewer.

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

There is an existing depression in the southwest corner of the property that receives the majority of the current surface water.

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

The existing depression will be reshaped to meet the required volume and Stormwater standards to handle the access driveway runoff. Roof runoff for existing and new units will be captured and treated in separate underground chamber systems. The general flow patterns for the site will remain consistent.

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

33. Please estimate the response time of the Fire Department to this site:
(Please consult with the Fire Department): Under 5 minutes

34. Schools

- A. Projected number of new school age children: 5

- B. Distance to nearest elementary school: Under 5 minutes

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.