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 associated 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: ______________

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

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

<table>
<thead>
<tr>
<th>Uses</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
</tr>
<tr>
<td>Other (specify)</td>
<td></td>
</tr>
</tbody>
</table>

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.*

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</tbody>
</table>

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

**Soil Drainage**

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

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well drained</td>
<td></td>
</tr>
<tr>
<td>Moderately well drained</td>
<td></td>
</tr>
<tr>
<td>Poorly drained</td>
<td></td>
</tr>
</tbody>
</table>
10. Are there any bedrock outcroppings on the site? _____ Yes _____ No
   If yes, specify: __________________________________________________________

11. Approximate percentage of proposed site with slopes between:

<table>
<thead>
<tr>
<th>Slope</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 10%</td>
<td></td>
</tr>
<tr>
<td>10 – 15%</td>
<td></td>
</tr>
<tr>
<td>Greater than 15%</td>
<td></td>
</tr>
</tbody>
</table>

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: ________________________________________________________

15. Are there any established foot paths running through the site or railroad right of ways? _____ Yes _____ No
   If yes, please specify: _________________________________________________

16. Is the site presently used by the community as an open space or recreation area? _____ Yes _____ No
   If yes, please specify: _________________________________________________

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: _________________________________________________
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: __________________________________________________
   ______________________________________________________________________

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

<table>
<thead>
<tr>
<th>Average weekday traffic</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Average peak hour volumes – morning</td>
<td></td>
</tr>
<tr>
<td>Average peak hour volumes - evening</td>
<td></td>
</tr>
</tbody>
</table>
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: ________________________________

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

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

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 have 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.

Created – April 13, 2005