



TOWN OF WEST SPRINGFIELD PLANNING BOARD

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FORM DIS

DEVELOPMENT IMPACT STATEMENT

A Development Impact Statement (DIS) is a documented, written analysis of a proposed development that provides the Planning Board and municipal officials with information necessary for development review.

It is the applicant's responsibility to prepare and document the DIS in sufficient detail to permit an adequate evaluation by the Planning Board; however, the Board may request additional data. The applicant shall respond to all sections and subsections of the DIS form in full except when an exemption is granted by the Planning Board (in cases of a Draft DIS, all questions need only be answered in general fashion). The applicant is urged to contact the Planning Department in the process of completing a Development Impact Statement.

Name of project: _____

Type of project: _____

Location: _____

Applicant _____

Address _____

Phone _____

Owner _____

Address _____

Phone _____

Engineer _____
Address _____

Surveyor _____
Address _____

Phone _____

Zoning district(s): _____

I. PROJECT DESCRIPTION

A. Number of Residential Units:

Total _____ Single Family _____ Two-Family _____ Multi-family _____

Number of Bedrooms Per Unit: _____

Approximate price/unit: _____

B. Number of principal, non-residential structures: _____

Use of structures: _____

Floor area of retail/office space: _____

Number of employees: _____

Hours of operation: _____

II. CIRCULATION SYSTEMS

A. Street Design – Explain how the street layout enhances public safety, minimizes impacts on congestion and provides convenient interconnection with surrounding neighborhoods.

B. Traffic volume - Project the number of motor vehicles to enter or depart the site per average day and peak hour.

C. Pedestrian and bicycle circulation - Discuss provisions for pedestrian and bicycle pathways and linkage to existing pedestrian and bicycle facilities.

- D. Access to schools and playgrounds - Discuss how non-vehicular access will be provided to existing schools, playgrounds and recreational facilities.

III. SUPPORT SYSTEMS

A. Water Distribution

1. Public - Discuss the project's water distribution system, including projected demand, the ability to serve all lots, pressure and flow analysis for fire protection, and any special problems such as check valves or booster pumps that must be considered.
2. Private - Discuss the types of wells proposed for the project, means for providing potable water, and any special problems that might arise.

B. Sewage Disposal

1. Public - Discuss the project's sewage disposal system, including projected flow, adequacy of existing municipal system in the area of the project, size of pumping stations including auxiliary power, and any special problems such as check valves, etc. which must be considered.
2. Private - Discuss the type of system, level of treatment, suitability of soils, potential environmental impacts, and results of percolation tests.

- C. Storm Water Management - Discuss the storm drainage system including the projected flow from a 25, 50 and 100-year storm, name of the receptor area, and any flow constrictions between the site and the receptor area. A detailed storm water management plan must be submitted utilizing Best Management Practices in order to comply with the implementation of NPDES Phase II implementation.

- D. Refuse Disposal - Discuss the locations and type of facilities, hazardous materials requiring special precautions, screening and method of disposal.

- E. Lighting - For non-residential development discuss the location and size of lights, and in the case of non-residential development, methods used to screen adjoining properties from glare.

- F. Fire Protection - For non-residential development discuss the type and capacity of fuel storage facilities, location of storage areas for hazardous substances, special requirements, location of existing and proposed hydrants, 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 the following natural conditions and design considerations implemented to reduce disturbance/potential impacts:

- A. Topography - Indicate datum, source, date, and existing slopes greater than 25%.
- B. Soils - Indicate soil types and extent of land which has been/will be filled.
- C. Mineral Resources - Indicate extent and economic importance of resource, extent and means of proposed extraction, rehabilitation measures.
- D. Surficial geology - Indicate depth to bedrock and any rock outcrops.
- E. Flood prone areas - Indicate 10, 100 and 500-year floodplains and methods implemented to prohibit alteration of 10 and 100-year floodplain.
- F. Depth to water table - Indicate depth to mean high water table.
- G. Vegetative cover - Describe existing vegetative cover and methods of preservation.
- H. Aquifer recharge areas - Indicate all aquifer recharge areas and methods to protect said resources.
- I. Unique wildlife habitats - Indicate all areas and methods of preservation.
- J. Wetlands - Indicate all wetlands subject to state and federal jurisdiction and methods of preservation.
- K. Unique flora - Indicate unique flora and methods of preservation.
- L. Watercourses - Indicate all watercourses and methods of protection.

V. ENVIRONMENTAL IMPACT

- A. Measures taken to prevent surface water contamination during construction
- B. Measures taken to prevent ground water contamination during construction
- C. Measures taken to maximize ground water recharge post-construction
- E. Measures taken to prevent erosion and sedimentation during construction
- F. Measures taken to maintain slope stability during construction
- G. Measures taken to reduce noise levels pre- and post-construction
- H. Measures taken to preserve significant views
- I. Measures taken in project design to conserve energy
- J. Measures taken to preserve wildlife habitats
- K. Measures taken to ensure compatibility with surrounding land uses
- L. Measures taken to reduce cut and fill activity

VI. PLANS - Describe how the project relates to the following guidelines:

- A. Master Plan
- B. Open Space and Recreation Plan
- C. Regional plans prepared by the Pioneer Valley Planning Commission
- D. Other municipal plans

VII. 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 timetable shall include the following elements:

- A. Stripping and/or clearing of site
- B. Installation of water, sewer, storm water, and other utilities

- C. Rough grading and construction
- D. Construction of grade stabilization and sedimentation control structures
- E. Final grading and vegetative establishment
- F. Landscaping
- G. The construction of any public improvements shall be specified explaining how these improvements are to be integrated with the development.
- H. The number of housing units and the square footage of residential and nonresidential uses to be constructed each year and their estimated value shall be specified.