

Greenfield Planning Board

MAJOR DEVELOPMENT REVIEW

RULES & REGULATIONS FOR IMPACT STATEMENTS

Adopted June 17, 1991

Revised March 20, 2003

Revised June 1, 2006

§ 842-1. Purpose.

The purpose of a Major Development impact statement is to provide the SPGA with sufficient information to conduct a detailed review of uses that have the potential for impact to the environment, abutting properties, Town services, traffic patterns, or the public health and safety for the purpose of mitigation.

§ 842-2. Applicability and procedure.

- A. These rules and regulations are applicable to impact statements required and submitted in accordance with the Greenfield Zoning Bylaw and the Greenfield Subdivision Regulations.
- B. The most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual shall be used to determine if the proposed project meets the vehicle trips per day threshold requiring Major Development Review under § 200-7.12B(1) of the Greenfield Zoning Bylaw. If the ITE Trip Generation rates are not applicable or the use is not included in the manual, the project's estimated vehicle trips per day shall be verified by the Town Engineer of the Greenfield Department of Public Works.
- C. Eight (8) copies of the impact statement shall be submitted along with all other forms, plans and information required for special permit applications under Major Development Review, § 200-7.12, of the Greenfield Zoning Bylaw and for subdivision applications under § 880-13 of the Greenfield Subdivision Regulations.

§ 842-3. Contents of impact statements.

- A. The impact statement shall include the following elements:
 - (1) A detailed description of the proposed project and its design features, including existing conditions on the site and a description of the abutting properties.
 - (2) An evaluation of how the project will meet the design standards required in these rules and regulations.

- (3) Identification and assessment of the impacts of the proposed project and proposed measures to mitigate adverse impacts and/or maximize positive impacts in the following areas:

B. The Impact Statement shall assess the following areas of potential impact.

- (1) Traffic impact.

Provide data for existing and projected traffic conditions, including but not limited to:

Physical characteristics of the roadway (pavement width, radii, site distances) average weekday, average weekend, peak hour (a.m. and p.m.) volumes, level of service of all legs of applicable intersections, projections and directional distribution of site generated traffic, sight distances at proposed driveway intersections with streets, queuing impacts, on-site traffic circulation and parking layout, accident data, average and peak speeds, pedestrian and bicycle movements, and public transportation services, and background traffic conditions for the design year including any planned roadway/ traffic improvements and other proposed projects in the vicinity of the site. Such data shall be provided for:

- (a) All streets and intersections adjacent to the project,
- (b) All streets that will experience a ten percent (10% or greater) increase in peak hour traffic.
- (c) All intersection that will experience a reduction in the level of service as a result of the project.
- (d) Failing intersections that will experience an increase in traffic as a result of the project.

- (2) Impacts to municipal utilities/services.

- (a) Water supply: Describe the proposed water supply system including average daily and peak water demand; location, sizing, and accessibility to municipal water mains; and water pressure and flows available at the site. Evaluate the capacity of the Town's water supply and distribution system to adequately service the projected water and fire flow needs of the project; the need for pumping stations, standpipes, or other improvements to the water system required to service the project. Estimate the cost and discuss the responsibility for construction of improvements and ongoing maintenance. Consultation with the Department of Public Works is required.
- (b) Sewage disposal: Describe the proposed sewage disposal system including average daily and peak wastewater discharges to the municipal sewer system; composition and concentration of wastewater; location, sizing, and accessibility to municipal sewer mains; the need for pumping stations, forced mains or other system improvements required to adequately service the project. Evaluate the capacity of the sewage treatment plant and the sewerage system to accommodate the wastewater flows. Evaluate the need for pretreatment of wastewater to achieve compliance with the Greenfield Sewer Use Regulations. Estimate the cost and discuss the responsibility for construction of system improvements and ongoing

- maintenance. Consultation with the Department of Public Works and the Department of Environmental Protection is required.
- (c) Stormwater: A Stormwater Management Plan is required. See the Department of Public Works stormwater regulations.
 - (d) Solid waste disposal: Residential projects shall describe the quantity and composition of projected solid wastes to be generated by the project including average weekly volume in cubic yards of refuse generated; recycling potential; method of on-site storage and collection. Residential projects shall evaluate the impact to the municipal recycling facility and transfer station including costs of collection and disposal. Consultation with the Department of Public Works is required.
 - (e) Emergency services: Describe the anticipated fire and police protection needs including time and demand on municipal personnel; provision for alarms or warning devices; on-site fire fighting and security capabilities; need for increased municipal personnel or equipment. Estimate the cost and discuss the responsibility for providing emergency protection to the project. Consultation with the Police and Fire Departments is required.
 - (f) Schools: Residential projects shall describe the projected impact to the public school system including kindergarten, primary, and secondary levels. Identify the schools to be affected; projected number of students by housing type (i.e., single-family, apartments, townhouses) and number of bedrooms (i.e., one-bedroom, two-bedroom, etc.); the ability of the schools to absorb the additional enrollment including impact on classroom size, school bus routing changes, and the annual cost per student to the school system. Projected number of students shall be based on relevant data for the region. Consultation with the School Department is required.
- (3) Environmental impacts.
- (a) Describe the existing physical and ecological characteristics of the site and surrounding land including topography, slope, soils, wetlands, surface water, vernal pools, floodplains, depth to groundwater, drainage patterns, type and coverage of vegetation, wildlife and wildlife habitat, identification of any rare or endangered plant or animal species, relationships to public or private water supply wells and recharge areas or public water supply reservoirs. Consultation with the Conservation Commission and Department of Public Works is required.
 - (b) Identify and evaluate the potential impacts of the project on air quality, surface water, wetlands, groundwater, plant and wildlife species, temperature, wind, and noise levels on-site and off-site which will be affected by the project.
 - (c) Evaluate the impact of stormwater, runoff, flooding, erosion, sedimentation, grading changes, increased impervious surface, discharges to groundwater, pumping of groundwater, wetlands disruption, and changes to vegetative cover. Provide the location and results of any test pits, soil borings, and percolation tests performed on the site.

- (d) Describe the types, quantities, use and storage methods for hazardous materials and wastes to be used or generated by the project. What measures will be taken to prevent a release into the environment?
- (4) Community impacts.
Data shall be provided and shall be considered with regard to the following:
- (a) Scenic, unique geological, historical, or archaeological features and recreational areas on the site or in the vicinity of the site;
 - (b) For those projects that are affecting identified historic properties and/or districts on the property, or abutting the property, consultation with the Historic Commission is required.
 - (c) Residential projects must describe any recreational facilities proposed for the site and provision of public recreational or open spaces. Estimate the off-site recreational demands of the proposed project and its impact to municipal recreational facilities and programs. Consultation with the Recreation Commission is recommended.
 - (d) Residential projects should describe how the project meets or impacts the housing needs of Greenfield. Consultation with the Greenfield Housing Authority and the Department of Planning and Development is recommended.
- (5) Fiscal impacts.
- (a) Evaluate the projected fiscal costs and benefits to the Town resulting from the project including:
 - (1) Projected costs arising from increased demand for and required improvements to public services and infrastructure.
 - (2) Projected value of improvements made by the project to public services and infrastructure.
 - (3) Projected tax revenues to be generated by the project.
 - (4) Projected number and types of jobs to be created by the non-residential project.

§ 842-4. Development impact standards. The SPGA may consider the following standards when reviewing development impacts in addition to the Special Permit and Site Plan criteria required in §200-8.3 and 200-8.4 of the Greenfield Zoning Bylaw. The layout and design of the project must be consistent with existing comprehensive plans along with policies adopted by the Planning Board, Recreation Commission, Conservation Commission, Historic Commission, or Town Council.

A. Traffic

- (1) The overall Level of Service (LOS) of all intersections evaluated under § 842-3B(1) shall not be reduced. Level of Service shall be determined in accordance with the most recent edition of the Highway Capacity Manual, Highway Research Board, National Academy of Science - National Research Council. See attached appendix for summary description of LOS.

- (2) The design goal is for all legs of signalized and unsignalized intersections to be at LOS C or better. For intersections currently functioning at LOS C or better, mitigation measures shall be provided to maintain or improve the existing LOS. Where the existing LOS is D, mitigation measures shall at a minimum, maintain the existing conditions or upgrade the LOS to C or better.
- (3) For all intersections which are currently failing (LOS E or worse), the goal of mitigation measures is to provide a LOS D or better. At a minimum, existing conditions at failing intersections shall not be further degraded as a result of the project.
- (4) Driveways shall be located to limit conflict points with existing driveways and intersections and shall meet intersection design standards for secondary roads required in the Greenfield Subdivision Regulations.
- (5) Shared driveways and service roads shall be used to control access onto existing streets.
- (6) The project shall be sited and driveways located to prevent to greatest extent feasible the routing of nonresidential traffic to and through residential streets.
- (7) Pedestrian and bicycle circulation shall be separated from motor vehicle circulation as far as practicable.

B. Municipal utilities/services

- (1) Public water, sewer, and drainage systems in the vicinity of the site shall be adequate to serve the proposed project. If public utilities are not adequate to serve the project, the reviewing authority may require, as a condition of approval, off-site improvements to increase the capacity of such utilities sufficient to serve the project.
- (2) All utilities shall be placed under ground where physically feasible.
- (3) All commercial and industrial discharges to the sewage treatment plant shall be pretreated if required by the Water Department of Public Works to prevent overloading of the treatment plant. All discharges shall be in compliance with the Greenfield Sewer Use Regulations.
- (4) The project shall meet or exceed the requirements of the Department of Public Works Stormwater Regulations.
- (5) The Town may require recycling and/or commercial refuse disposal to prevent overloading of the municipal transfer station.
- (6) Municipal police and fire services shall not be strained by the proposed project. Adequate fire flows shall be available at the site. Improvements to the water system may be required to provide adequate service or on-site alternatives owned and maintained by the landowner may be required.
- (7) Provision of school bus service shall not require additional routes or buses at the expense of the Town. Phasing of residential developments may be required to ensure that the public school system can meet the increased enrollment resulting from the project.

C. Environment

- (1) The project shall not create any significant emission of noise, dust, fumes, noxious gases, radiation, water pollutants, or any similar significant adverse environmental impact.
- (2) The project shall not cause erosion, flooding, sedimentation, or increase the rate of runoff from the site. Provision shall be made for attenuation of runoff pollutants. Groundwater recharge shall be provided where the Town deems it important.

- (3) The project shall be designed to minimize the destruction of wetlands, unique natural features, wildlife habitat, and rare or endangered species. Special effort shall be made to maintain wetlands, wetland buffer zones and corridors between wetlands and wooded uplands; wildlife travel corridors; existing diversity of plant communities; and to avoid alteration of areas most difficult to replicate.
- (4) The project shall not result in a reduction of groundwater recharge, deteriorate surface or groundwater, or negatively impact any public water supply recharge area or watershed. Commercial and industrial discharges of processed waste water to the ground shall not be permitted.
- (5) Best available measures shall be used to prevent a discharge or spill of hazardous materials or wastes into the environment.
- (6) Buffers, setbacks, landscaping, screening and traffic circulation patterns shall be used to mitigate noise and air pollution impacts.

D. Community

- (1) Provisions shall be made for preserving historical features of the site. The project shall be compatible with the character and scale of neighboring properties especially historic structures or areas.
- (2) Building materials, architecture, and building placement shall minimize obstruction of scenic views and ensure compatibility with surrounding land uses and prevailing architectural style, including major design elements such as scale, materials, color, setbacks, and roof lines.
- (3) On-site recreation areas shall be provided for residential developments in areas where public recreational facilities are not available or if the capacity of nearby recreational facilities would be overburdened by the project.
- (4) The project shall be designed to minimize the identified negative impacts to abutting properties.
- (5) Residential projects should be evaluated in relationship to the type and scale of surrounding residential uses, and in meeting the housing needs of the Town.

E. Fiscal impact

- (1) The proposed project shall not have a significant adverse impact on the Town government in terms of balancing as near as possible the cost of public services to the public revenue generated through property and other taxes. The reviewing authority may require phasing of the project to minimize negative fiscal impacts to the Town over the short term.
- (2) The applicant shall demonstrate the financial ability to complete the project.