SUBDIVISION OF LAND

248 Attachment 3

Town of Dover

Appendix B
Environmental Impact Statement for Subdivision Plans

A. An Environmental Impact Statement shall be submitted as part of a Preliminary Plan and every Definitive Plan for a subdivision of land in the Town of Dover.

B. The Environmental Impact Statement shall clearly show the effects of the Preliminary Plan and the Definitive Plan on the total environment of the Town of Dover and its inhabitants. The effects of the project with regard to the following considerations and items shall be sufficiently evaluated in the Environmental Impact Statement to enable the Planning Board to determine the total probable impact of the project on the environment.

C. The following plans shall be submitted as part of every Environmental Impact Statement:

1. EIR-1 Watershed Plan: plan of the proposed subdivision indicating existing and proposed watershed areas to named brooks and the Charles River, prepared by a professional engineer registered in Massachusetts, with a separate USGS map to show overall drainage areas.

2. EIR-2 Soils Plan: plan of the proposed subdivision indicating soil classification areas and characteristics of each soil type, based on most recent publications of the United States Soil Conservation Service.

3. EIR-3 Aquifer Plan: plan of the proposed subdivision indicating existing and proposed aquifer recharge areas, prepared by a professional hydrologist registered in Massachusetts, with a separate map at USGS scale to show the overall extent of such aquifer areas.

D. The applicant shall insert an "X" beside any of the following items which has not been evaluated in the Environmental Impact Statement submitted herewith:

1. Natural environment.

   a. Land.

      [1] Land use.


      [5] Procedures and findings of percolation tests.
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[6] The and amount of land permanently affected by the proposed development.


[8] Location and extent of wetlands, marshes and seasonal wet areas.

[9] Proposed alterations to wetlands, marshes and seasonal wet areas.

[10] Precautions to minimize the effects of subdivision topography on existing and proposed septic systems and wells.

(b) Water.


[4] Increased pollution or turbidity levels within receiving waterway.


[8] Efforts to recharge groundwater.

[9] Increase runoff and flooding.

[10] Effect on proposed sewage disposal methods.

(c) Air.

[1] Possible sources and duration of smoke, dust and odors.


[3] Location of project with regard to nearby residences, recreation areas and prevailing wind patterns.

[4] Burning brush and trees during site preparation subject to appropriate state and local permits.

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(d) Local flora and fauna.

[3] Vegetation or wooded growth.
[5] Rare species.

(e) Noise.

[1] Types, time and duration.

(2) Man-made environment.

(a) Land uses.

[5] Proximity to transportation.
[6] Proximity and accessibility to Town services.

(b) Density.

[1] Number of homes, sizes, floor areas and number of bedrooms.
[3] Percentage of site covered by buildings, pavements, with changed contours, preserved in the natural preexisting condition.
(c) Zoning.

[1] Project area.


(d) Architecture and landscaping.

[1] Architectural and lot development techniques to blend new structures with surrounding areas.


[5] Location and type of service facilities.

(e) Historical and archaeological.


(3) Public facilities.

(a) Water supply source, flow, pressure and means of distribution.

[1] Location and specifics of underground aquifers on site.

[2] Location and specifics of underground aquifer adjacent to site.


[5] Private wells existing on site or adjacent to site.


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(b) Septic system.
   [1] Locations, size and expansion areas.

(c) Storm drainage.
   [1] Connections to Town system.

(d) Disposition of stormwater.
   [1] Location of outfall.

(e) Refuse disposal.

(f) Traffic facilities.
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(g) Energy and utilities.


(4) Community services.

(a) Schools.

[1] Number of children.


(b) Recreation.

[1] Location and types of existing available facilities.


[4] Location and type of pedestrian, bicycle or bridle pathways and support facilities.

(c) Police.


(d) Fire.

[1] Number of houses.

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[3] Sources of water and water pressure for fire protection.

[4] Convenience and efficiency of access for service by fire and ambulance services.

(e) Public works.

[1] Linear feet of roadway for maintenance and snow removal.

[2] Linear feet of street drain and culverts and number of catch basins and manholes for maintenance.

[3] Linear feet of water lines and number of hydrants for maintenance.

[4] Linear feet of municipal electrical system for maintenance.

(5) Human considerations.

(a) Aesthetics and visual impact.

[1] Change in character of the area.

[2] Measures to minimize the effects of the development project, i.e., buffer architecture, greenbelts, protective covenants.

(b) Parks, conservation and recreational: the addition or elimination of parks, greenbelts, open lands and recreational areas accessible to the inhabitants of Dover.

(c) Public health: describe all specific impacts.