

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.
 - [2] Topography.
 - [3] Geologic formations and soil classifications and characteristics.
 - [4] Subsurface soil and water conditions.
 - [5] Procedures and findings of percolation tests.

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- [6] The and amount of land permanently affected by the proposed development.
 - [7] Proposed grading.
 - [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.
- [1] Conformance to water quality standards.
 - [2] Soil erosion and methods of control.
 - [3] Sedimentation and filtration and methods of control.
 - [4] Increased pollution or turbidity levels within receiving waterway.
 - [5] Precautions to minimize stream pollution.
 - [6] Aquatic biota and habitats.
 - [7] Groundwater quality and supply.
 - [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.
 - [2] Precautions to prevent 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.
 - [5] Effects of incineration.

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(d) Local flora and fauna.

- [1] Indigenous wildlife.
- [2] Stream bank cover.
- [3] Vegetation or wooded growth.
- [4] Proposed vegetation cover.
- [5] Rare species.

(e) Noise.

- [1] Types, time and duration.
- [2] Effects on humans.
- [3] Effects on wildlife.
- [4] Controls.

(2) Man-made environment.

(a) Land uses.

- [1] Consistency with growth trends of the area and the Town.
- [2] Adjacent land uses.
- [3] Adjacent land zoning.
- [4] Common areas for benefit of the Town.
- [5] Proximity to transportation.
- [6] Proximity and accessibility to Town services.
- [7] Open spaces and recreational facilities.

(b) Density.

- [1] Number of homes, sizes, floor areas and number of bedrooms.
- [2] Ground coverage.
- [3] Percentage of site covered by buildings, pavements, with changed contours, preserved in the natural preexisting condition.

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(c) Zoning.

[1] Project area.

[2] Adjacent areas.

(d) Architecture and landscaping.

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

[2] Heights of structures in relation to surrounding areas and existing houses.

[3] Interference with natural views.

[4] Type of construction; building materials.

[5] Location and type of service facilities.

(e) Historical and archaeological.

[1] On the project site.

[2] Adjacent to the project site.

[3] Affected by the proposed development.

(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.

[3] Public water systems existing.

[4] Public water systems proposed.

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

[6] Private wells proposed for site.

[7] Adequacy of supply for consumption.

[8] Adequacy of supply and pressure for fire protection.

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(b) Septic system.

- [1] Locations, size and expansion areas.
- [2] Type.
- [3] Effects on downslope wells and water supplies.

(c) Storm drainage.

- [1] Connections to Town system.
- [2] Connections to natural watercourses.

(d) Disposition of stormwater.

- [1] Location of outfall.
- [2] Quantities before and after development.
- [3] Effects of existing terrain.
- [4] Effects on receiving watercourses or water body.
- [5] Effects on downslope wells, water supplies and septic systems.

(e) Refuse disposal.

- [1] Quantity.
- [2] Types of refuse.
- [3] Methods of disposal.
- [4] Disposal of stumps, trees and brush from development.
- [5] Disposal of construction waste materials.

(f) Traffic facilities.

- [1] Vehicular circulation patterns.
- [2] Number of vehicles.
- [3] Types of vehicles.
- [4] Equestrian patterns.

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- [5] Pedestrian patterns.
- [6] Scenic roads.
- (g) Energy and utilities.
 - [1] Types required.
 - [2] Demands.
 - [3] Sources.
 - [4] Means of distribution.
- (4) Community services.
 - (a) Schools.
 - [1] Number of children.
 - [2] Ages of children.
 - [3] Locations of existing schools and bus servicing.
 - (b) Recreation.
 - [1] Location and types of existing available facilities.
 - [2] Age groups participating.
 - [3] Availability to all Dover residents.
 - [4] Location and type of pedestrian, bicycle or bridle pathways and support facilities.
 - (c) Police.
 - [1] Total projected population in development.
 - [2] Estimated number of automobiles.
 - [3] Convenience and efficiency of access and service by police.
 - (d) Fire.
 - [1] Number of houses.
 - [2] Types of construction and materials.

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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.