

***Development Impact Statement***  
to accompany  
Application of Stoney Brook Farm Definitive subdivision  
For a **Definitive Subdivision Plan Approval**

City of New Bedford – Planning Board Rules and Regulation

***Existing Conditions***

The locus consists of Map 130D lots 117,379-387, 392-419, which currently is part of Northside Farm Subdivision Modification approved by the Planning Board in 2008. The current 12± Acre site is vacant and consists of a mix of woodland and overgrown fields. Most of the site lies within zoning district Residential A (RA). A small portion of the site lies within Mixed Business Use (MUB). Other than creating the lot for MUB, this portion of the site is not part of this application and will remain vacant for a possible future use.

***Proposed Conditions***

The applicant proposes to construct a 675'± dead end street. This street will provide frontage for 15 residential Lots with associated utilities and sidewalks on both sides of the roadway.

In accordance with SECTION 5350 Development Impact Statement (DIS) of the City Zoning Bylaw, the following areas have been addressed and are submitted in support of this application.

**5351 Physical Environment**

The existing site is a vacant lot that is an old pasture with no major trees and light underbrush. The topography in general drops off slightly from the Northwest to Southeast at approximately 3-5%. A wetland and river that flows to the south borders the locus site to the east.

**5352 Surface Water and Subsurface Conditions**

There are wetlands and an unnamed river on site. The easterly lot line consists of an unnamed river that flows in the southerly direction. A Bordering Vegetated Wetland (BVW) associated with the river lies along the westerly portion of the river. Test pits were taken using Title V groundwater regulations regarding groundwater determination throughout the site in May of 2005. Layers of loamy sand and at deeper depths sand and coarse sand were encountered. Groundwater depths ranged from 3.0 feet to 10' below the surface elevations. Generally the depths to ground water was shallower the closer we were got to the wetlands, which is very typical for this type of sandy soil.

100% of all the proposed roof runoff will be infiltrated, including the 100 year event. Both detention ponds utilized for the roadway runoff are designed as infiltration basins, therefore all developed runoff with routed through an infiltration basin prior to discharge offsite.

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The proposed use of the site would not be detrimental to water quality and the proposed single family homes will be connected to the Municipal Sewer System located in Victoria Street.

5353 **Circulation Systems**

This subdivision will provide sufficient parking facilities and pedestrian circulation within the subdivision to accommodate its operation. The proposed site will include access that will provide for efficient movement of vehicles and pedestrians in and around the site. The motor vehicle daily trips to and from the site shall not be of the magnitude to adversely affect the level of service on Phillips road or Acushnet Avenue.

5354 **Support Systems**

Water Distribution:

Water supply demands of the use are minor and will not place any strain on the water supply system. The proposed system will connect or "loop" two existing systems, one of which is currently a dead end system.

Sewage Disposal:

The proposed single family homes will be connected to the Municipal Sewer System located in Victoria Street, which has sufficient capacity from the proposed use.

Refuse Disposal:

The proposed use will not be a generator of hazardous materials.

Fire Protection:

The proposed subdivision will have adequate width and turnaround at the cul-de-sac for a firetruck. Two fire hydrants are proposed as part of the improvements, which will leave less than 200 feet between any proposed dwelling and a hydrant.

Recreation:

Sidewalks on both sides of the proposed roadway and approximately 300 feet of new sidewalk is proposed on the south side of Phillips Road to create a pedestrian connection to Acushnet Avenue. No private facilities are proposed for the site.

Schools:

With a city population of almost 100,000 residents, the construction of 15 single family homes should not put a strain on the public school system.

5355 **Phasing**

The project has been approved by the Conservation Commission and a detailed construction and long term erosion control plan has been put in place that covers the entire subdivision.