



**Impact Statement  
Subdivision Regulations, Article IV, Section 12**

Owner: **Barbara P. Crosby Real Estate Trust**

September 17, 2020

Location: **62 Hayes Road, Madbury, Strafford County, New Hampshire**

Tax Map & Lot Number: **Map 5 Lot 12**

Madbury Subdivision Regulations, Article IV, Section 12

- This Subdivision is for a 1 lot subdivision, 4-bedroom home with potential ADU.

- A1) Schools: At this time there will be zero impact to school attendance. The proposed house is a four-bedroom home with the potential of 3 children school attendance impact.
- A2) Traffic: based upon the trip generation standards ("trip generation" institute of transportation engineering, 6th edition, vol 2), the average single-family trips per day is 10. this subdivision would produce an additional 10 trips per day on average.
- A3) Population: At this time, the proposed lot will add three residences to the Town. The potential home with an ADU can potentially add seven residences.
- A4) Municipal Costs: There will be minimal cost to the Town of Madbury
- A5) Utilities: The Proposed House will be serviced by private well and leach field. Electricity/Cable lines will come from existing service poles.
- A6) Safety: There is over 500 feet of sight distance in both directions for the proposed driveway so the proposed lot should have no safety impact.
- A7) Taxes: Using the 2019 tax rate of \$29.86 / \$1,000 and assuming a \$500,000 home would produce approximately \$15,000 / per year plus the removal of current use penalty.
- A8) Drainage: There will be a minimal amount of change of surface grade resulting in a minimal amount drainage change.
- A9) Solid Waste: The average household produces approximately 4,914 pounds of garbage per year.
- A10) Groundwater: The average household uses between 80-100 gallons of water per day equally approximately 36,500 gallons per year for this subdivision.
- A11) Pollution: The average annual carbon footprint per person in the US is 16 tons. With this subdivision, it can be estimated at 112 tons.
- A12) Erosion: There will be a minimal impact produced by this subdivision.
- A13) Ecology: There will be a minimal impact produced by this subdivision.
- A14) Views: No views will be impacted.
- A15) Character: This subdivision matches the surrounding development characteristics.

Sincerely:

Raymond A. Bisson, LLS PLS  
Stonewall Surveying