

## **IMPACT STATEMENT**

By Charles Goss of Powder Major's Farm 6 Cherry Lane Madbury

In pursuit of the requirement that all subdivision applications shall include an impact statement which details the probable effects of that subdivision or development on the **(Section 12 of the Town of Madbury Subdivision Regulations)**.

Prelude: We are requesting that two +/- 3 acre lots be subdivided out of a 26 acre portion of approximately 84 acres in Madbury. This would effectively create three lots but only two of those three would be intended for single family home development. The remaining 19 acres is intended to be eased or otherwise conserved and remain undeveloped.

For our proposed three lot subdivision of the Map 6 - Lot 9 Cherry Lane, we present the following:

**1. Schools: Attendance at public schools;**

Two households adding anywhere between 0 and say 6 children in the school system at any one time over the next 12 years.

**2. Traffic: Changes in vehicular traffic;**

Estimated 1 to 8 additional trips per day on Cherry Lane

**3. Population: Changes in the number of legal residents;**

Estimated 4 to 10 residents occupying the two house lots.

**4. Municipal Costs: Increases in municipal costs;**

Do not know of any specific cost increases

**5. Utilities: Load on public utilities or future demand on them;**

What ever the average load of power that two households would create  
- Power lines exist in place along front of both lots

**6. Safety: Public safety;**

I believe we have adequate existing fire and police coverage for the addition of two more households.

**7. Taxes: Changes in tax revenue;**

Two taxable residences of \$300k to \$500k in assessed value would add \$15,000 to \$25,000 in increased tax revenue for Madbury

**8. Drainage: Changes in surface drainage;**

See plans

**9. Solid Waste: Increased refuse disposal;**

Two households of additional solid waste – private trash collection and a (minimal town transfer station impact)

**10. Groundwater: Increased consumption of groundwater;**

Two households will not impact the abundance of adjacent wetland and/or effect the water table in any measurable way

**11. Pollution: Pollution of water or air;**

No specific measureable impact

**12. Erosion: Land erosion or loss of tree cover;**

No specific measureable impact

**13. Ecology: Disturbance of other aspects of the natural ecology;**

We are submitting this (limited) proposal so as to avoid a more intense use of the developable land. This would be the least amount of impact to the ecology of the area. We are preserving and promoting wildlife and a variety of species in proposing a limited (low impact) subdivision.

**14. Views: Blocking of views;**

There is no blocking of views by the addition of two potential houses that would be built on the proposed lots.

**15. Character: Harmony with the character of surrounding development**

The Planning Board shall determine the appropriate type and extent of data and analysis required for each of the areas listed above considering

16. The size of the affected area

17. The extent of planned development including number of lots created or extent of construction and terrain alteration

18. The cumulative pattern of subdivision or development of a lot or area over a period of years

19. The sensitivity of the area around and including the subdivided site.