

**Town of Madbury  
Subdivision Regulations - Section 12  
Impact Statement**

A. *All subdivision applications shall include an impact statement which details the probable effects of the subdivision or development on the following areas of concern to the Town:*

1. *Schools: Attendance at public schools.*

The proposed development will result in the creation of one building lot for a single family dwelling. The increase in attendance to public schools would be similar to other single family lots in this community.

2. *Traffic: Changes in vehicular traffic.*

Vehicular traffic activity generated by this single building lot would pose only the smallest increase, appropriate for this use and similar to that of the single family properties in the area.

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

The immediate change in population due to this single building lot would be 1-2, but the proposed house may contain up to 4 bedrooms, and thus it would be feasible that a larger family could reside at this location, increasing the population equal to the number of individuals that would be expected to reside in an average single family residence.

4. *Municipal Costs: Increase in municipal costs.*

Increases to municipal costs due to the creation of a single building lot would be related to education for school age children, if any, and an increase in generation of and disposal of trash common for a typical single family household.

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

The development of this single building lot includes a private well and individual septic system and therefore would not burden the Town for these services. The load on other public utilities anticipated for the development of this single building lot would be negligible and would utilize existing services already available and servicing nearby properties.

6. *Safety: Public safety.*

The proposed use for this building lot is typical of a residential neighborhood and would not create a public safety issue.

7. Taxes: Changes in tax revenue.

Tax revenue generated by the creation and development of this one building lot would offset municipal costs incurred and should result in a positive gain for the Town.

8. Drainage: Changes in surface drainage.

The improvements proposed for this one building lot would be consistent with surrounding properties meeting local and State requirements and would not create any adverse drainage issues.

9. Solid Waste: Increase in refuse disposal.

The development of this one building lot would subsequently generate the amount of waste typical for a single family residence.

10. Groundwater: Increase consumption of groundwater.

The proposed building lot will include a private well for its water source and any increase in groundwater consumption would be insignificant, similar to other single family residential use in the area.

11. Pollution: Pollution of water or air.

There is no pollution to water or air anticipated by the development of this parcel as a single family residence.

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

Land erosion is not anticipated for a development of this nature and the proposed building lot is primarily clear of tree cover.

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

Disturbance to the natural ecology of this area would be only for the area of any improvements to this proposed building lot, consistent with a single family residence.

14. Views: Blocking of views.

While the proposed building lot is primarily open, it is surrounded by trees. In this setting, the proposed single family residence would not cause any blockage of views.

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

The proposed single family residence would maintain harmony with the surrounding area by keeping in character with other properties in the neighborhood.