



DEVELOPMENT IMPACT STATEMENT

**Proposed Commercial Development Project
Forest Street (Map 49, Block 62, Lot 7-R)
Carver, Massachusetts**

PREPARED FOR:

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233 Pembroke Street
Kingston, Massachusetts**

PREPARED BY:

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2183 Ocean Street
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1.0 INTRODUCTION

This Development Impact Report has been prepared in accordance with the Town of Carver Zoning By-Laws.

1.1 General Site Information

The following subsections provide information regarding the location and setting of the Subject Property.

Address:	0 Forest Street Carver, MA
Assessor's Info:	Map 49, Block 62, Lot 7-R
Current Owner:	Carver Homes, Inc. 25 Magoun Patch Marshfield, MA 02050

1.2 Description and Current Use of Subject Property

The Subject Property is comprised of a single 56,378 square feet (s.f.) parcel. The Subject Property is located on the westerly side of Forest Street.

The Subject Property is currently unimproved woodland.

The Subject Property slopes up from Forest Street to the west. There are no wetlands or water bodies on the Subject Property.

The Subject Property is bordered to the east by Forest Street, to the north and south by commercial properties, and to the west by residential properties.

1.3 Proposed Project

The Proposed Project involves the construction of a two (2)-story commercial use building at the Subject Property. The proposed building will include five (5) craftsman/tradesman units and approximately 2,500 square feet of office space related to the craftsman/tradesman use. Bituminous concrete paved parking areas will be located to the east and west of the proposed building. A gravel parking area will be located on the western portion of the Subject Property. Access to the Subject Property will be from two curb cuts off Forest Street.

The project will be served by an on-site well and a on-site septic system.

Development of the Subject Property will result in an increase in the amount of impervious surface at the Subject Property, thus increasing the amount of runoff that will be generated during precipitation events. Two leaching galleries, capable of infiltrating the increased runoff from parking areas and the building roof, will be constructed to promote infiltration of stormwater on-site and decrease the rate and volume of runoff discharged off-site.

2.0 TRAFFIC IMPACT

This section identifies the traffic impacts associated with the Proposed Project. To evaluate the impacts, the existing transportation conditions were established, the proposed traffic generation was estimated, and the site access for the project was reviewed.

2.1 Study Area

For purposes of this evaluation, the section of Forest Street which provides access to the site was evaluated.

Forest Street is a two-lane, two-way collector road under the jurisdiction of the Town of Carver. Forest Street extends in a roughly north-south direction from North Main Street south to Purchase Street. The roadway is marked with a double yellow centerline separating the two travel directions. Forest Street has a pavement width of approximately 28 feet. The travel lanes are 12 to 13 feet wide and shoulders are about 1 to 2 feet wide.

Franklin Street was noted to have a posted speed limit of 35 miles per hour (MPH), and provides access to a mix of commercial and residential properties near the Subject Property. Cape cod berms separate the roadway from the shoulder along each side of Forest Street. Utility poles are present along the westerly side of Forest Street in vicinity of the Subject Property, generally at least two feet from the edge of pavement.

Forest Street intersects North Main Street at an un-signalized three-legged intersection approximately 350 feet south of the subject Property. Forest Street intersects Fuller Street at an un-signalized three-legged intersection approximately 250 feet north of the subject Property.

2.2 Traffic Volumes

The following subsections include information relative to existing and proposed traffic volumes in the vicinity of the Proposed Project.

2.2.1 Existing Traffic

Traffic data were not collected as part of this study.

2.2.2 Project Generated Traffic

As summarized previously herein, the proposed Project will result in the addition of 5 tradesman/craftsman units with associated office space.

Vehicular traffic will be generated at the facility by tradesman/craftsman arriving and leaving throughout the day. The estimated traffic flows for the proposed use were calculated using information obtained from the Institute of Transportation Engineers (ITE) "Trip Generation" Manual

(8th Edition). The category chosen was "110-General Light Industrial" for the craftsman/tradesman use.

Table 1 summarizes the traffic characteristics of the proposed development:

TABLE 1 TRIP GENERATION SUMMARY	
TIME PERIOD/DIRECTION	LUC=110 7.4 UNITS
Average Weekday Traffic:	52 Trips
Weekday AM Peak Hour:	
Entering	6
Exiting	1
Total	7
Weekday PM Peak Hour:	
Entering	1
Exiting	6
Total	7

2.2.3 Traffic Impact Analysis

Since these traffic numbers are low and calculated conservatively, it is not necessary or practical to construct a traffic impact computer model. It is clear from inspection that the projected traffic from this project will not negatively impact the Town's street system. It is equally clear that there is no need for implementation of any off-site traffic mitigation measures.

3.0 INFRASTRUCTURE IMPACTS

The following subsections include information relative to existing and proposed infrastructure usage.

3.1 Sanitary Wastes

The Subject Property will be served by an on-site septic system. There will be no impact on Town infrastructure.

3.2 Water

The Proposed Project will be served by an on-site well. There will be no impact on the municipal water system.

3.3 Stormwater

Development of the Subject Property will result in an increase in the amount of impervious surface at the Subject Property, thus increasing the amount of runoff that will be generated during precipitation events. Two leaching galleries, capable of infiltrating the increased runoff from parking areas and the building roof, will be constructed to promote infiltration of stormwater on-site and decrease the rate and volume of runoff discharged off-site.

A more detailed description of the proposed stormwater controls is presented in a report entitled, "Stormwater Management Report, Proposed Commercial Development, Map 49, Block 62, Lot 7-R, Forest Street, Carver, MA."

3.4 Solid Waste

The solid waste from the project will be handled by private contract. Therefore, there will be no detrimental effect on municipal services.

4.0 ENVIRONMENTAL IMPACT

The proposed development will have no adverse impact on the environment. This section briefly describes the environmental setting of the Subject Property, potential impacts to the environment, and mitigatory measures to ensure the environment is not impacted.

4.1 Surficial Geology

According to the "United States Department of Agriculture Soil Conservation Service, Soil Survey of Bristol County Massachusetts," the soils at the Subject Property are classified as either Plymouth loamy coarse sand or Hinckley loamy sand. Both Plymouth and Hinckley soils are excessively drained (Hydrologic Soil Group A).

4.2 Surface Water and Wetlands

There are no surface water bodies or wetlands located on the Site. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), the Site is located entirely in Zone X. Zone X is defined as an area subject to minimal flooding. Therefore, the Project will not result in any flooding, erosion or sedimentation.

4.3 Groundwater

Groundwater will not be impacted.

4.4 Hazardous Material Use and Storage

Significant quantities of hazardous materials or wastes will not be stored on-site.

4.5 Noise

A 50 foot vegetated buffer will be located between the Subject Property and the residential properties to the west. In addition, the grade of the Subject Property will be approximately 3 to 9 feet below the elevation of the properties to the west. The vegetative buffer in combination with the elevation difference will ensure that any noise from the Subject Property will not impact abutting properties.