



TOWN OF GRAFTON
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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: _____

NAME OF APPLICANT: _____

NAME OF PROJECT: _____

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

- _____ RESIDENTIAL..... Part V: Residential Permits
- _____ BUSINESS..... Part VI: Business Permits
- _____ INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

PART I – GENERAL INFORMATION

Name of Project: _____

Name and Address of **Owner:**

Name and Address of **Consultant/Engineer:**

(Name)

(Name)

(Street)

(Street)

(City, State, Zip)

(City, State, Zip)

Business Phone # _____

Business Phone # _____

Contact Person: _____ Phone: _____

Description of Project: (Briefly describe type of project): _____

A. PROJECT INFORMATION

1. _____ Variance or Special Permit – Specify: _____
_____ Rezoning – From: _____ To: _____
_____ Residential Development - # of Units: _____
_____ Business Development – Type: _____
_____ Industrial Development – Type: _____
_____ Flexible Development/ PUD/ Cluster
2. Location of Project:
 - a. Address: _____
 - b. Distance and direction from nearest intersection(s): _____

 - c. Assessor’s Map(s) # _____, Lot(s)# _____
3. Present Zoning _____
4. Dominant zoning within ¼ mile of site: _____
5. Present land use: _____
6. Dominant land use within ¼ mile of site: _____

PART I – GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: _____ acres
 - b. Number of acres already developed: _____ acres
 - c. Number of acres to be developed under this application: _____ acres
 - d. Anticipated construction dates – from _____ to _____
 - e. Anticipated capital expenditure: \$ _____
 - f. If expansion of existing project : _____ % expansion (total)
7. Total height of tallest proposed structure _____ feet.

B. NATURAL FEATURES OF SITE

- 1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current	After Completion
Meadow or Brushland	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Active Agriculture	_____ acres	_____ acres
Idle Agriculture	_____ acres	_____ acres
Chapter 131 Classified Wetland	_____ acres	_____ acres
Water Surface Area (ponds, lakes, streams)	_____ acres	_____ acres
Unvegetated (rock, gravel)	_____ acres	_____ acres
Roads, Buildings, Pavement	_____ acres	_____ acres
Active Recreation Facility	_____ acres	_____ acres
Other (specify): _____	_____ acres	_____ acres
Total:	_____ acres	_____ acres

- 2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
_____	_____	Stream _____ Classification _____
_____	_____	Waterbody _____
_____	_____	Chap. 131 Classified Wetland (#) _____
_____	_____	Woodlands _____
_____	_____	Steep Slopes _____
_____	_____	Agricultural Land _____
_____	_____	Unique Ecological Feature _____
_____	_____	Unique Geological Feature _____
_____	_____	Designated Open Space _____
_____	_____	Designated Sensitive Environmental Area _____
_____	_____	_____
_____	_____	Parkland _____
_____	_____	Recreational Facilities _____
_____	_____	Historic Site _____
_____	_____	Known Archeological Site _____
_____	_____	Unique Archaeological Site _____
_____	_____	Plant or animal species identified as threatened or endangered: _____

PART I – GENERAL INFORMATION - continued

- 3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO _____ YES _____ (specify on separate sheet)

C. PLANNING CONSIDERATIONS

- 1. Is the site served by:
 - a. Sanitary sewer _____ Septic Systems _____ Other _____
 - b. Drainage _____
 - c. Public water _____ Wells _____ Other _____
 - d. Natural Gas _____
 - e. Other utilities (specify) _____
- 2. Is the site contiguous to any of the following?
 - _____ State Road
 - _____ County Road
 - _____ Town Street (Accepted)
 - _____ Private Road or Drive (Specify) _____
- 3. Is there a property line boundary within 100' of the proposed disturbed area?
- 4. Are any of the following within 1000' of the site?

_____ School	_____ Ambulance Station
_____ Library	_____ Government or other Public Bldg.
_____ Firehouse	_____ Cultural Center (Museum, etc.)
_____ Utility Facility	_____ Cemetery
_____ Church	
_____ High Voltage Electrical Transmission Line	
_____ Wireless Communications Facility	
- 5. Will the action result in the preservation of any open space? NO _____ YES _____
 Is the site presently used by the community as open space or recreation area? NO _____ YES _____
- 6. Will the project result in any major visual impacts? NO _____ YES _____
- 7. Will the project affect any important views or vistas? NO _____ YES _____
- 8. Special Planning considerations: Is any portion of the site within any of the following?
 - _____ Historic District
 - _____ 500 feet of a state/ county road, parkland, or municipal boundary
 - _____ 100 year floodplain as defined by FEMA Flood Ins. Maps
- 10. Has any provision been made for solar or other alternative sources of energy for this project?
 NO _____ YES _____ If YES, specify _____
- 11. Has provision been made for siting the project to make use of natural solar heating or shading?
 NO _____ YES _____
- 12. Will this project require the relocation of any other project or facility? NO _____ YES _____

PART II – GEOLOGY & HYDROLOGY

- A. What is the predominant soil type(s) on the project site? _____
- B. What is the depth to bedrock? _____ feet
(Information Source: _____)
- C. Are there any bedrock outcroppings on the site? NO _____ YES _____
- D. What is the general slope of the land?
0-10% _____ 10-15% _____ 15% or greater _____
- E. What is the depth to the water table? _____ Feet
(Information Source: _____)
- F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO _____ YES _____ (Specify on separate sheet)
- G. Will any stream channels be modified? NO _____ YES _____
- H. What additional percentage of the site will be covered by impervious materials as a result of this project? _____ % more than existing.
- I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO _____ YES _____
(If YES, please attach a narrative explanation on separate sheet.)
- J. Are there any existing drainage problems on the site, upstream, or downstream?
NO _____ YES _____ (If YES, please attach a narrative explanation on a separate sheet.)
- K. How much on-site storage of runoff will be provided? _____ acre-feet
- L. Are Sedimentation ponds to be provided? NO _____ YES _____
- M. Are retention ponds to be provided? NO _____ YES _____ Temporary _____ Permanent _____
Are detention ponds to be provided? NO _____ YES _____ Temporary _____ Permanent _____

PART III – GRADING AND SITE DEVELOPMENT

A. How much natural material will be removed from the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

B. How much natural material will be brought onto the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

C. How much natural material will be redistributed on the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

D. How many square feet of vegetation (trees, shrubs, ground cover) will be disturbed on this project site?

_____ square feet

E. Are there any plans for revegetation? NO _____ YES _____ (specify on separate sheet)

F. Will blasting occur during construction? NO _____ YES _____

G. How will demolition debris (if any), vegetation waste, and similar materials be disposed of?

H. Will existing contours be altered by more than 3 feet of:

Cut: NO _____ YES _____

Fill: NO _____ YES _____

I. What will be the maximum gradient of roadways within the project? _____

What will be the maximum gradient of driveways within the project? _____

What will be the gradient of roadways within the project? _____

PART IV – PERMITS AND/OR APPROVALS REQUIRED

A. Does the project involve any State or Federal funding or financing? NO _____ YES _____

If YES, specify: _____

B. Status of Permits and/ or Approvals:

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen			
Planning Board			
Board of Appeals			
Regional Agency			
Board of Health			
Highway Department			
Mass. Dept. of Public Health			
Mass. D.E.P.	Sewer Ext.		
	MEPA		
	Other		
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency			
Other Federal Agency			
Other State Agency			
Other Municipal Agency			
Regional Agency			

PART V – PERMITS: RESIDENTIAL

- A. Is project to be single phased _____ or multi-phased _____ ?
- B. If multi-phased project:
- a. total number of phases anticipated: _____
 - b. anticipated date of Phase 1 commencement (including any necessary demolition):

 - c. approximate date of completion of final phase:

 - d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- C. Number and type of housing units to be constructed:
- | | <u>One Family</u> | <u>Two Family</u> | <u>Multi-Family</u> | <u>Condo or Co-op</u> |
|----------|-------------------|-------------------|---------------------|-----------------------|
| Initial | _____ | _____ | _____ | _____ |
| Ultimate | _____ | _____ | _____ | _____ |
- D. If project is not on the public sanitary sewers:
- 1. Type of on-site sewerage system(s) to be installed:
_____ standard leach field(s)
_____ raised fill systems
_____ package plant
_____ other (specify:) _____
 - 2. If any surface outflow, name of stream into which effluent will be discharging:

- E. If project involves drainage / stormwater management facilities:
- 1. Where do storm sewers discharge? _____
 - 2. What volume of storm water runoff is planned for? _____ cfs at point of discharge
- F. 1. If water supply is from existing wells, indicate pumping capacity of existing well _____ gal./ min.
2. If water supply is from new wells, what impact can be expected on the local water table?

- G. Total anticipated water usage per day: _____ gallons per day
- H. Number of off-street parking spaces: _____ existing, _____ proposed

PART VI – PERMITS: BUSINESS

A. Orientation of development: Neighborhood _____ City/ Town _____ Regional _____

B. Estimated employment generated: during construction: _____

During operation: _____

C. Total gross floor area proposed: _____ sq. ft.

D. Number of off-street parking spaces: existing _____ proposed _____

E. Is surface or subsurface liquid waste disposal involved? NO _____ YES _____

If YES to #1, type of waste: _____

If surface outflow, name of stream into which the effluent will be discharged:

F. If not on public sanitary sewers, how will liquid wastes be treated? _____

G. If project involves storm water management facilities:

a. Where do storm they discharge? _____

b. What volume of storm water runoff is planned for ? _____ cfs at point of discharge.

H. Maximum vehicular trips generated per hour upon completion of project: _____

I. If multi-phased project:

a. total number of phases anticipated _____

b. anticipated date of phase 1 commencement (including any necessary demolition): _____

c. approximate date of completion of final phase _____

d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____

J. Solid Wastes:

a. Where will solid wastes be disposed of?

Name of facility _____ Location _____

b. Will any wastes not go to a sanitary landfill? NO _____ YES _____

c. Will compactors be utilized for on-site wastes? NO _____ YES _____

d. Have provisions been made for on-site storage? NO _____ YES _____

e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO _____ YES _____

PART VI – PERMITS: BUSINESS - continued

K. Will project routinely produce odors (more than 1 hr./day)? NO _____ YES _____

N. Will project produce noise exceeding the existing local ambient noise levels:

during construction? NO _____ YES _____

after construction? NO _____ YES _____

O. Will dust control techniques be employed during or after construction of this project:

NO _____ YES _____ (If YES, specify on separate sheet how, what, when)

N. Will the project result in any potential contraventions of any State or Federal air quality standards?

NO _____ YES _____ (specify: _____)

O. Will the project use herbicides? NO _____ YES _____ specify: _____

P. Will the project use pesticides? NO _____ YES _____ specify: _____

Q. Will the project be landscaped to provide visual and sound screening? NO _____ YES _____

R. Has the project been designed for energy efficiency? NO _____ YES _____

If YES, please specify: _____

PART VII – INDUSTRIAL

Please complete Part VI – Permits: Business, and continue below:

A. Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of) at a standard municipal sewage treatment plant (or sanitary landfill)?

NO _____ YES _____

If YES, please specify _____

B. Are any hazardous toxic materials produced? NO _____ YES _____

or utilized? NO _____ YES _____

C. Have any provisions been made to utilize any waste heat produced for productive purposes?

NO _____ YES _____

If YES, please specify _____

PART VIII – ADDITIONAL SUBMISSION MATERIALS

Attach any additional information as may be required to clarify your project. If there are/ may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: _____

Preparer's Name (Please print) _____

Preparer's Signature _____

Title: _____

Company (if applicable): _____

Representing: _____