

IMPACT STATEMENT
for the
ZELAND SCHWARTZ REVOCABLE TRUST
SUBDIVISION
Huckins Road - Madbury, NH
Tax Map 1, Lot 16

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 three new single family building lots. Based on the Madbury NH demographics there are a total of 1,267 households in Madbury and of these 38% are households with children. These 3 house lots would expect to add 1.1 children to the attendance to public schools.

2. *Traffic: Changes in vehicular traffic.*

Vehicular traffic activity generated by the three single family building lots 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 the three building lots would be about 5 to 9 individuals, however, the proposed houses 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 the three single family building lots 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 these single family building lots include private wells and individual septic systems 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.

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6. Safety: Public safety.

The proposed use for the single family building lots 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 the three building lots would offset municipal costs incurred and should result in a positive gain for the Town. The equalized tax rate in 2019 for Madbury was \$24.67/ \$1,000 of value. The median home price in Madbury as of April of 2022 was \$530,000. The homes that would be built would be of at least this value and each would generate \$13,075 taxes per year or about \$39,225 of taxes for 3 homes.

8. Drainage: Changes in surface drainage.

The improvements proposed for these house lots would include drainage drip edges along the edges of the driveways and around the perimeter of the homes to capture the runoff from the impervious surfaces. The amount of runoff 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 these three lots would subsequently generate the amount of waste typical for a single family residence.

10. Groundwater: Increase consumption of groundwater.

The proposed building lots will include a private well (each) for its water source and any increase in groundwater consumption would be insignificant, similar to other single family residential uses 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 for the three single family residence.

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

Land erosion is not anticipated for a development of this nature. The lots are primarily tree covered and clearing of each proposed building lot would be limited to that which would be necessary for the development of the house and installation of utilities.

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 the proposed building lots, consistent with a single family residence.

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14. Views: Blocking of views.

The proposed building lots area primarily wooded and the clearing would be limited to that which is necessary for the development of each lot. From the road, the tree screening would substantially remain. The three lots range in area from 1.84 acres, 2.23 acres and 3.57 acres. The lots will remain largely wooded and therefore would not cause any blockage of views.

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

The proposed single family house lots and future residences would be in keeping with the homes in the area and would be in harmony and maintain the rural nature of the area and keeping in character with other properties along Huckins Road.