

## DEVELOPMENT IMPACT STATEMENT

### PROPOSED SITE RE-DEVELOPMENT 160 EAST MAIN ROAD (AP 117SE PARCEL 72)

Prepared for: 160 East Main, LLC (Owner)  
Centreville Bank (Applicant)

#### Introduction

Centreville Bank is proposing to redevelop the subject property on East Main Road to construct a new branch facility for its operations. Local approvals are being sought to construct a 1700k+/- sf building footprint with associated site infrastructure & improvements on the property.

#### SITE:

GBA –General Business

GBA Zone (General Business)	Required	Proposed/Existing
Minimum Lot Size	12,000 sf	23,378+/- sf
Frontage	100 ft	90+/- ft
Maximum Lot Coverage	25%	7.1%+/-
Maximum Height	40 ft	22.7+/- ft
Front Yard Setback	10 ft	50.8 ft
Side Yard Setback	10 ft	17.0 ft
Rear Yard Setback	20 ft	160.3 ft

#### POTENTIAL IMPACTS

##### Traffic and Parking Conditions

The proposed use & anticipated operations will have minimal impacts on overall traffic. The business anticipates 4-5 employees during normal business hours with excess parking provided for customers for a total of 13 spaces. Two (2) drive-thru /drive-up ATM lanes are proposed that will be able to adequately circulate & stack vehicles on site without negatively affecting other site function. The site is accessed via an existing traffic signal at the entrance that will control vehicles entering & exiting the site. Drive-up ATM lanes will be available to customers 24 hours a day while all other banking operations will take place during normal business hours. .

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: Domestic service to be connected to existing in East Main Road.
- Sewage Disposal: Sewer service to connect to East Main Road.
- Storm Drains: A stormwater management system is proposed to accommodate the new impervious areas. pre-development drainage patterns will be maintained post-development.
- Police: There will be no additional impact. This use will not require any further patrols than those already taking place in the area.
- Fire and Emergency Services: This will not create any additional burden. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no impact as there are no additional children.

#### Physical and Ecological Characteristics of the Site

- Wetlands – there are no wetlands on the subject property but are within the jurisdictional limits of RIDEM for development.
- Floodplain – The 100-year floodplain extends into the site.
- Vegetation –The applicant will add additional landscaping as is required for the development.
- Wildlife habitat – no impacts.

#### Character of the Community

The proposed redevelopment of this property is consistent with that of other uses in this area/district. The site improvements are aimed at providing optimal design elements for the facility.