

## DEVELOPMENT IMPACT STATEMENT

Application of Aquidneck Group, LLC

Aquidneck Shopping Centre

99 East Main Road

Plat 107SE Lot 106

New Starbucks stand alone building contain 2,262 sq ft with drive thru window

- A) Traffic and parking conditions on site and within the surrounding area: Please refer to the traffic impact report prepared by Pare Corporation dated August 10, 2021. The project has also received a Physical Alteration Permit from RIDOT dated March 8, 2022 submitted with the application.
- B) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools and other town services:
- a. Utilities. The project is expected to have a similar impact on water and sewer as the current operation. Please refer to the correspondence of DiPrete Engineering dated June 8, 2022 and email correspondence of Robert A. Hanley, dated March 22, 2022 with respect to the sewer. A water availability letter has been requested from the Newport Water Department. Please see the attached correspondence of Behan Bros, Inc. dated June 10, 2022.
  - b. Storm Drains. Please refer to the stormwater management report of DiPrete Engineering.
  - c. Emergency Services. Not significant impact is expected.
  - d. Fire Protection. The building will be fully sprinkled in accordance with existing code requirements.
  - e. Schools. No impact
- C) Environmental Conditions/Impact. No impact is expected to the freshwater wetlands located adjacent to the property. Please refer to the Rhode Island Department of Environmental Management Permit dated May 26, 2022.
- D) Community Character. No negative impact. The applicant is proposing to construct a building that will be compliant with the design regulations and will be in keeping with the existing shopping center and New England architecture.