

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT

Bank Newport
528 West Main Road, Middletown

INTRODUCTION

Bank Newport owns & operates the property located at 528 West Main Road identified as Plat 117SW on Lot 142. The subject parcel is a 2.5± acres in area with a 6,677± sf existing structure and associated parking & infrastructure. The site redevelopment proposes to raze the existing structure and build a 4,028 +/- sf structure with comprehensive exterior & interior renovations, associated landscaping & hardscape. The newly constructed building will integrate into the existing parking & site circulation for the property. The improvements will utilize existing utilities and Stormwater Management practices currently in place.

SITE:

GBA – Traffic Sensitive General Business

Current use is allowed by right in the GBA district.

GBA Zone (General Business)	Required	Proposed
Minimum Lot Size	12,000 sf	108,464+/- sf
Frontage	300 ft	474.8+/-
Maximum Lot Coverage	25%	11.7%
Maximum Height	40 ft	30+/- ft
Front Yard Setback	10 ft	55.6 ft
Side Yard Setback	10 ft	191.3 ft
Rear Yard Setback	20 ft	96.7 ft
Open Space %	25%	34.4+/-%

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT

Bank Newport

528 West Main Road, Middletown

POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed improvements will provide safe & adequate access & site distance to the and will have minimal impact to overall traffic in the surrounding area. The proposed addition & interior renovations are merely to accommodate the bank's operations. There will be no additional curb cuts proposed and the overall site modifications will add 9 additional parking spaces from 79 to 88 spaces.

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

- Water Supply: The existing structure will maintain its domestic connection to West Main Road.
- Sewage Disposal: The existing structure will maintain its sewer connection to Valley Road.
- Storm Drains: The Stormwater Management system for the property will remain unchanged. The overall improvements will not create any additional stormwater impacts off site.
- Police: There will be no additional impacts. It is anticipated that the redevelopment will not require any further patrols than those already taking place in the surrounding area.
- Fire and Emergency Services: This will not create any additional burden. Site access & fire supply is adequate and available. 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 additional impact.

DEVELOPMENT IMPACT STATEMENT
PROPOSED SITE REDEVELOPMENT
Bank Newport
528 West Main Road, Middletown

Physical and Ecological Characteristics of the Site

- Wetlands – there are no freshwater and/or coastal wetlands present on the subject property and the proposed improvements are not within jurisdictional limits of said wetlands.
- Floodplain – subject property is not located within a mapped floodplain area.
- Vegetation – the applicant is proposing to maintain most of the vegetation along the abutting Roadways and is intending to meet Landscape requirements for the redevelopment to the maximum extent practicable. Any vegetation removed will be because of construction activities and to maintain adequate site distances. New interior site landscaping will be provided to substantially meet the Town’s requirements & Applicant’s design preferences.
- Wildlife habitat – no impacts.

Character of the Community

The proposed redevelopment of this property will serve to expand & enhance the current use, which is allowed by right in the General Business (GBA) Zoning district. These improvements will have no negative impact on the Character of the Community.