

## ***SECTION 10: Independent Studies and Investigations***

**10.01** The Planning Board reserves the right to require additional studies to determine the potential impact of the proposed subdivision. Studies may include, but are not limited to, Traffic Impact Analysis, Fiscal Impact Analysis, and Environmental Impact Analysis. All such studies shall be conducted in accordance with a written scope of services that is approved, in advance, by the Director of Planning and Community Development. The Director may retain outside services to review the proposed scope at the applicant's expense.

The Planning Board shall review any such studies and may retain, at the applicant's expense, the services of an outside agency or firm for the purposes of reviewing any impact analysis submitted and advising the Board on the findings and applicability.

**10.02.** Wherever, in the opinion of the Board, traffic or other factors generated by a development will adversely impact existing public streets, water systems, sewers, or drainage facilities, the Board may require improvements to be made to such streets and intersections or infrastructure in an effort to mitigate such impacts.