

**NOTICE OF ACTION OF THE PLANNING COMMISSION
TOWN OF ROCKINGHAM, VERMONT**

INTRODUCTION:

Application #4249-16 is for a park and ride that requires site plan approval under Section 1510 and Section 3150 of the Rockingham Zoning Bylaws. The property is owned by the Town of Rockingham. The property is located on 706 Rockingham Road in the Commercial-Industrial zoning district.

This Notice of Action is produced by the Rockingham Planning Commission. The Notice of Action is presented in separate sections called; Introduction, Findings, Conclusions, and Decision. In making its decision, the Planning Commission held a public hearings on June 1, 2016 to collect testimony from the Town of Rockingham staff and to review the zoning application and project plan sheets. The Decision with the application and plan sheets is filed with the Town Clerk's office and Planning & Zoning's digital land use records.

FINDINGS:

- F1. The applicant submitted a zoning application for the construction of a park and ride located at 706 Rockingham Road located within the Commercial-Industrial zoning district. The park and ride is a 56 space parking facility with 52 regular spaces, 4 handicap spaces. The park and ride will add electrical conduit to support the conversion of parking spaces into electric vehicle charging spaces/stations.
- F2. The design of the park and ride facility was completed by Dubois & King. The park and ride facility must meet Vermont Agency of Transportation and Federal Highway Administration design standards.
- F3. Property setbacks for a parking facility are not applicable.
- F4. The parking stalls are designed as 9 feet by 18 feet. The standard for parking stall widths is 9 feet by 22 feet as described in Section 3210 of the Zoning Bylaws. The applicant stated that they can redesign the parking stalls to meet this standard.
- F5. The applicant proposes grass in lieu of landscaping and screening. The stormwater infiltration ponds will be vegetated. The applicant states there is no landscaping between the road and park and ride due to insufficient space. The applicant states there is no landscaping within or adjacent to the park and ride which would serve as an impediment to efficient snow removal.
- F6. The exterior lighting will be provided by LED full-cut off fixtures. The applicant has produced a lighting plan that demonstrates adequate lighting is provided for the entire parking area.
- F7. Dubois & King updated the 2008 traffic impact study to reflect the proposed reduction of a 96 space park and ride to a 56 space facility. The traffic study is reviewed and approved by the Utilities Division of the Vermont Agency of Transportation.
- F8. The park and ride shares a driveway with Southeast Vermont Transit. The state-controlled public highway access onto US Route 5 has been permitted by the Vermont Agency of Transportation.
- F9. Section 3150 (reference to VSA, T.24, S.4413) limits zoning regulations on public/municipal facilities to regulating location, size, height, building bulk, yards,

courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening. Local regulations are allowable insofar as they do not interfere with the park and ride's functional use.

CONCLUSIONS:

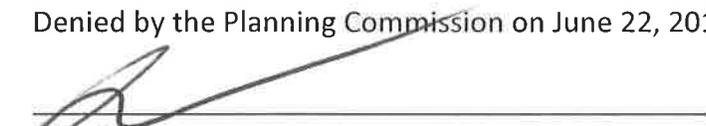
The Planning Commission shall base its decision by applying the relevant criteria allowable under Section 3150 Public Use Exemptions of the Zoning Bylaws. The Planning Commission finds that:

- C1. The location and size of a park and ride facility conforms to national design standards that are a prerequisite for using public funding, accessing a state controlled highway, and participating in the State of Vermont park and ride program. Local regulations which would have the effect of impacting functional use cannot be applied.
- C2. The relevant local land use regulation allowable under public use exemption are (1) lighting, (2) off-street parking, and (3) landscaping and screening.
 - (1) The park and ride facility has adequate lighting consistent with the requirements of Section 3450(2) of the Zoning Bylaws.
 - (2) As stated by the applicant, the park and ride facility will be designed with 9 feet by 22 feet parking stalls as required by Section 3210 of the Zoning Bylaws.
 - (3) The park and ride facility has inadequate landscaping and screening per the criteria established in Section 3400 of the Zoning Bylaws. In any commercial district, a strip of land at least fifteen feet in width shall be maintained as a landscaped area in the front, side, and rear yards. Grassed areas and ditching fail to meet minimum thresholds for landscaping.

DECISION:

Based upon the Findings and Conclusions, the Planning Commission denies the request to construct a park and ride located at 706 Rockingham Road.

Denied by the Planning Commission on June 22, 2016.



Alan LaCombe, Chair
Planning Commission

Planning Commission members approving decision:

Alan LaCombe, Vincent Cherico, Renee Vondle, Kath Martin

Appeals:

Interested persons have the right to appeal this decision to the Vermont Environmental Court within 30 days of the date this decision is issued (24 V.S.A. §4471). The decision becomes final after the appeal period has passed (24 V.S.A. §4472).

Copies to:
Applicants (Certified Mail) ___ Town Clerk ___ Posted ___ Webpage ___

**TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT**

(OFFICE USE ONLY)	
Date filed: <u>16 May 2016</u>	Applicant: <u>Town of Rockingham</u>
Fee Paid: <u>N/A</u>	Owner: <u>Town of Rockingham</u>
Zoning District: <u>Commercial-Industrial</u>	Parcel Map#: <u>11-5000-700</u>
Referred to:	W/in 100 yr. floodplain? <u>no</u>
(<input checked="" type="checkbox"/>) Planning Commission <u>Site Plan</u>	W/in Regulated Wetland? <u>no</u>
() Board of Adjustment _____	
Date: <u>25 May 2016</u>	PLOT PLAN ATTACHED & APPLICATION COMPLETE ()

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL. NO CONSTRUCTION OR USE IS TO BE STARTED WITHOUT AN APPROVED PERMIT. IF CONSTRUCTION OR USE BEGINS WITHOUT A PERMIT, A LATE FEE (See Fee Schedule Information) IS ASSESSED.

**PART I
(ALL APPLICANTS MUST COMPLETE Part I)**

Owner & Applicant Information

- PROPERTY OWNER(s) Names Town of Rockingham
(List Names of all Property Owners as shown on deed.)
Mailing Address: PO Box 370, 7 Square Zip Code 05101
Tel. No.: (Daytime) 463-3456 (FAX) _____ Email: mmager@rockbf.org
- APPLICANT(s) Names: Same
(If different than Landowners)
Mailing Address: Same Zip Code Same
Tel. No.: (Daytime) Same (FAX) _____ Email: Same
- Contact Person: Chip Stearns (Daytime Tel.) 463 3456

Property Information

- PROPERTY LOCATION: Street Number 706 Street Name Rockingham Ste Road
- Property Owner's Deed is recorded in Book 360 Page 9 Date of Sale 02/11/2014
(Information available in Town Clerk's Office)
- Is this lot recorded on a survey or subdivision map in the Town Clerk's Office? Yes _____ No.
If yes, provide Book _____, Page _____, and Date Recorded 6-25-02
PLAT CABINET #1, 82B
- DIMENSIONS of LAND:
Area of Lot: 41 Acres (Project area approx 1.5 acre) Square Feet or Acres)
Lot Frontage on Road/Right-of-way N/A ft. Lot Depth (front to rear) approx 800 ft.

Use of Property Information

8. CURRENT USE: Describe What the Property Is Used for Now. If there is more than one use, describe them all.
Residential: Single-family () Two-Family ()
Multiple-family () Number of Apartments _____

Describe:
Commercial (): Transit station
Industrial (): _____
Other (): _____

9. PROPOSED USE
Residential:
Single family () Multiple-family () Number of Existing Apartments: _____
Two-family () Number of Proposed Apartments: _____
Total Number of Apartments: _____

Non-residential: Describe the Products You Will Be Making and Activities You Intend to Conduct.
Commercial (): Transit station and Park and Ride
Industrial () _____
Other () _____

10. What, if any, Current Uses Will Continue (List): Transit station

11. Prior Zoning Permits. Has this parcel of land been the subject of any prior Town Zoning Permits or Subdivision Permits? If yes, indicate for what: 3724-1-08 and 3724-08
Prior decisions reference future park and ride facility

Proposed Construction Activity

12. New Construction () Construct ^{Describe Briefly} park and ride
Remodeling/Addition () _____
Has construction started? Yes No. Describe: _____

For property within the **Design Review & Historic Districts**, see Part III for additional information to submit with application.

13. Residential: Current Number of Bedrooms _____ Number of bedrooms after remodeling/addition: _____

14. Approximate Construction Costs: _____

15. SIZE OF PROPOSED STRUCTURE OR ADDITION: Width _____ ft. Length _____ ft.

Height _____ ft.

Plot Plan

16. **PLOT PLAN:** All applications must provide a plot plan of the property, drawn to scale. Graph paper is provided for drawing a plot plan. If the graph paper is too small, please use a larger sheet. If you have a survey of the property, this may be used and is preferred.

PLOT PLAN ATTACHED (✓). Please check to indicate that the following information is shown on the plot plan. If the information is not complete, the application will be returned.

Required of All Applications: (See example on pg. 2 of Information Sheet)

- a. (✓) Property lines of the Lot where the project is located
- b. (✓) Adjacent roads or streets and names and sidewalks
- c. (✓) Location, size and shape of any existing or proposed structures, including porches, decks, pools, fences, and accessory structures
- d. (✓) **MEASUREMENTS from existing and proposed structures to Lot lines, Road Center, Sidewalks**
 - (✓) TO FRONT LOT LINE 25 ft. TO ROAD CENTER 40 ft.
 - (✓) TO SIDE LOT LINES 1550 + ft. 464 ft.
 - (✓) TO REAR LOT LINE 765 ft.
- e. (✓) Driveway Location and Width, and whether paved or unpaved.
- f. (✓) Parking Spaces. Show all parking spaces, and whether paved or unpaved. Indicate each parking space individually by lines. Each space is required to be 9 ft. X 22 ft. Show parking for employees, customers, and deliveries, if applicable.
- g. (✓) All rights-of-way and/or easements
- h. (✓) Indication of the plan's scale (example 1" = 20 ft.)
- i. (✓) Arrow showing North.

Required for Home Businesses, Multi-family Residences, All Non-residential Uses.

- j. (✓) Landscaping. Show lawn area, trees, bushes, planters, etc. Show trees and other landscape features which are to be installed, removed or changed by the proposed work. The size at planting and type of landscape material must be noted on the plan.
- k. (✓) Exterior Lighting. Existing and Proposed. The location, height, intensity, and bulb type of all external lighting fixtures.
- l. (✓) Service Area Locations such as trash storage, fuel tanks, mechanical equipment, and other outside storage.
- m. (✓) Screening of waste storage areas, condensers, etc. Show height, and what type of screening will be utilized and location.
- n. (✓) Drainage Patterns and natural features on site (e.g. steep banks, swales, waterways etc.). Show plans for drainage control and existing drainage structures and flow.
- o. (✓) Traffic Circulation. Show ingress and egress and interior traffic circulation pattern.

- p. (X) Loading areas
- q. (✓) Pedestrian walks
- r. (✓) All changes to the physical features of the site. Include soil removal or filling areas.

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Application # 4249-16

Signatures

Signatures: All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Property Owner(s) Signature(s)	<u>Willis D. Stearns</u>	Date: <u>May 16, 2016</u>
	_____	Date: _____
	_____	Date: _____
Applicant(s) Signature(s)	<u>Willis D. Stearns</u>	Date: <u>May 16, 2016</u>
	_____	Date: _____
	_____	Date: _____

10. **Trash Storage.** Will trash storage be inside
 outside.
How will the trash storage area be screened?

Show trash storage location and screening on plot plan.

11. **Outside Storage.**
Will there be any outside storage of materials? . If yes, describe and show the location on the plot plan.
N/A

Will there be any outside storage of equipment? . If yes, describe and show location on the plot plan.
N/A

12. **Emissions.** Will your operations emit smoke, gas, or other vapors? . If yes, please describe.
N/A

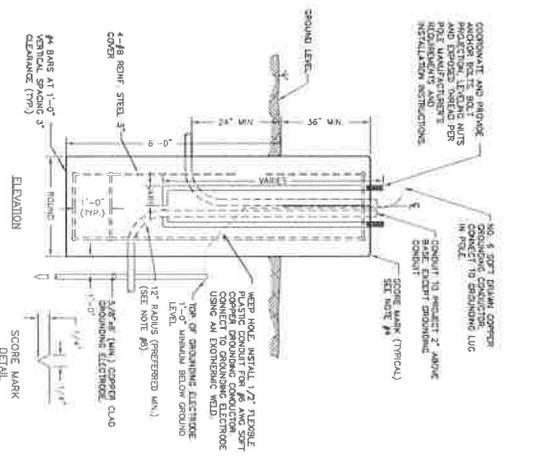
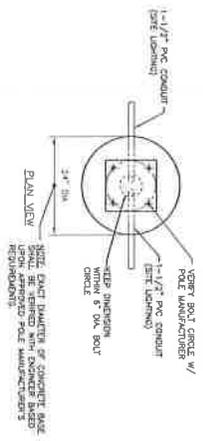
13. **Fans/Vents.** Will there be any exterior fans or vents? . If yes, please describe and show location. Submit information on noise levels and hours of operation.
N/A

14. **Exterior Noise.** Will there be any exterior noise from equipment or other operations of the business? Explain.
N/A

15. **Regulated/Hazardous Materials.** Aside from heating fuel, will there be any regulated or hazardous materials used in the business? If yes, describe.
N/A

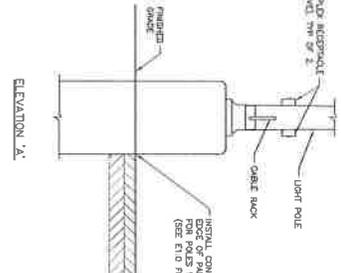
16. **Water/Sewer**
Water is public or private.
Sewer is public or private.
Estimate your water and sewer needs based on the type of process/activity and number of employees.

17. Additional information provided by applicant/owner:



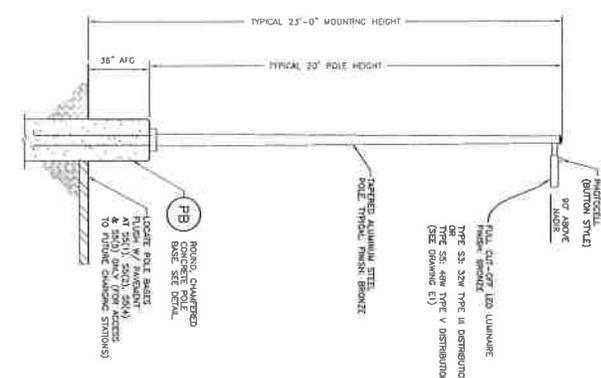
PA) TYPICAL CONCRETE POLE BASE DETAIL

- CONCRETE POLE BASE AND GENERAL NOTES:**
1. ALL CONCRETE BASES TO BE ROUNDED PRECAST CONCRETE CLASS B, AND SHALL HAVE A SMOOTH LEVEL TOP SURFACE FINISHED WITH A 1/2" RADIUS BENDING TOOL.
 2. ALL REINFORCING STEEL TO CONFORM TO THE REQUIREMENTS FOR REINFORCING STEEL.
 3. REINFORCEMENT SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE TYPE OF REINFORCING STEEL TO BE USED PRIOR TO CONSTRUCTION OF BASES.
 4. SCORE TOP OF CONCRETE BASE TO SHOW LOCATION OF CONDUITS.
 5. CONDUIT SIZE - 45 SPINNS ON THE FLANGE.
 6. ALL EXPOSED METAL HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
 7. IF THE ELECTRICAL CONDUIT IN THE CONCRETE BASE IS NON-METALLIC ELECTRICAL CONDUIT SHALL BE SIX TIMES THE NOMINAL DIAMETER OF THE CONDUIT.
 8. THE MINIMUM RADIUS FOR ROUNDED METALLIC OR NON-METALLIC ELECTRICAL CONDUIT SHALL BE SIX TIMES THE NOMINAL DIAMETER OF THE CONDUIT.

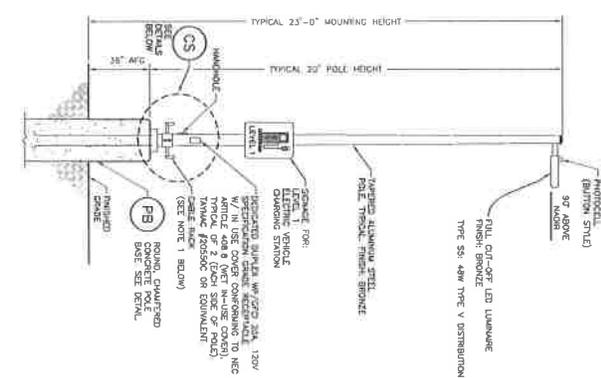


ELEVATION A.

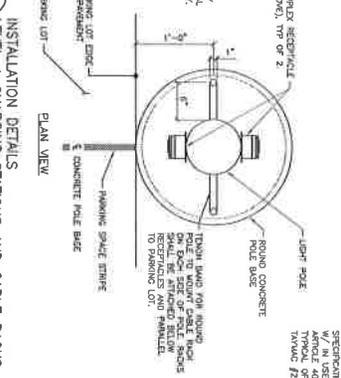
SI) SINGLE HEAD POLE MOUNTED LUMINAIRES



SI) SINGLE HEAD POLE MOUNTED LUMINAIRE WITH (2) LEVEL 1 CHARGING STATIONS



CS) LEVEL 1 CHARGING STATIONS AND CABLE RACKS



ELEVATION

- NOTES:**
1. CABLE BRACKET FOR ELECTRIC CORD SHALL MATCH POLE FINISH/COLO. AND SHALL NOT EXTEND BEYOND EDGE OF CONCRETE BASE.

DuBois
Esking INC.

ENGINEERING & ARCHITECTURE
1000 W. MAIN ST.
SUITE 200
BANDOLPH, VT 05103
PHONE: 802.251.1400
WWW.DUBOIS-ESKING.COM

PROJECT NO. 2018-001
DATE: MAY 2018
SHEET: 3 OF 8

SOUTHEAST VERMONT TRANSIT PARK AND RIDE

LIGHTING DETAILS (SHEET 1 OF 2)

E3.0

NOT FOR CONSTRUCTION BID PLANS