

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

INTRODUCTION:

Application #4251-16 is for a commercial property expansion that requires site plan approval under Section 1510 of the Rockingham Zoning Bylaws. The property is owned by Rockingham Partners, LLC. The property is located on 1413 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 hearing on June 1, 2016 to collect testimony from the Town of Rockingham staff, the Project Engineer, 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 an expansion of an existing commercial facility located at 1413 Rockingham Road located within the Commercial-Industrial zoning district. The expansion increases the available shipping and storage building spaces by 5,520 square feet.
- F2. The design of the facility expansion was completed by Michael Engineering Company, P.C. The expansion of building space involves the reallocation of existing developed space rather than encroachment into undeveloped areas.
- F3. No changes to existing lighting are proposed.
- F4. The existing trees and landscaping on the front, rear, and sides of the property will be retained. The building expansion areas are largely developed surfaces that do not have landscaping. There is a significant amount of vegetation screening the property from the public roadway and abutting properties.
- F5. No changes to the existing driveway, parking, or drainage are proposed. Stormwater drainage will have few changes to accommodate a minor increase in total impervious surface. The property is abutted by the Williams River on the north. Drainage is processed on site then channeled to a small tributary that feeds into the Williams River.
- F6. All property setbacks are met.

CONCLUSIONS:

The Planning Commission shall base its decision by applying the relevant criteria allowable under the Zoning Bylaws Section 1510 Site Plan Review. The Planning Commission finds that:

- C1. Traffic access and circulation will either remain unchanged or be enhanced to accommodate the new storage and shipping areas.
- C2. The existing trees and vegetation between the front, side, and rear lot lines remains more than adequate. The vegetation shall be retained and there are no changes that

would increase the visibility of the buildings and parking areas to the public roadway or abutting properties.

- C3. The existing lighting will remain unchanged. The lighting requirements of prior permits will remain in effect. Any additional lighting shall require site plan review and approval from the Planning Commission.
- C4. Drainage will continue to be directed to retention areas for processing before entering a tributary that feeds into the Williams River.

DECISION:

Based upon the Findings and Conclusions, the Planning Commission approves the request for a commercial building expansion at 1413 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 __

FILE emailed 5/2/16

TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT

Date filed: <u>12 May 2016</u>	(OFFICE USE ONLY)
Fee Paid: <u>yes</u>	Applicant: <u>Rockingham Partners</u>
Zoning District: <u>Commercial-Industrial</u>	Owner: <u>Rockingham Partners</u>
Referred to:	Parcel Map# <u>6-5001404</u>
<input checked="" type="checkbox"/> Planning Commission <u>Site Plan</u>	W/in 100 yr. floodplain? <u>No</u>
<input type="checkbox"/> Board of Adjustment	W/in Regulated Wetland? <u>No</u>
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 Rockingham Partners, LLC & Wayne Wallace
(List Names of all Property Owners as shown on deed.)
Mailing Address: 1413 Rockingham Road, Bellows Falls, VT Zip Code 05101
Tel. No.: (Daytime) 802-460-3100 (FAX) Email: waynew@appliedbolting.com
- APPLICANT(s) Names: Applied Bolting Technology Products, Inc. & Kristyn Wallace
(If different than Landowners) appliedbolting.com
Mailing Address: same as above Zip Code _____
Tel. No.: (Daytime) 802-460-3100 (FAX) Email: _____
- Contact Person: Kristyn Wallace (Daytime Tel.) 802-460-3100

Property Information

- PROPERTY LOCATION: Street Number 1413 Street Name Rockingham Road
- Property Owner's Deed is recorded in Book 361 Page 281 Date of Sale 4-26-16
(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 9, Page 7, and Date Recorded 11/12/93
- DIMENSIONS of LAND:**
Area of Lot: 27.6 Acres (Square Feet or Acres)
Lot Frontage on Road/Right-of-way 1061.6 ft. Lot Depth (front to rear) 1030± 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 (): _____

Industrial (X): Manufacturing direct tension indicators (DTIs)

Other (X): Lubricants, wrenches, etc

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 () _____

Industrial (X) Same proposed use as current

Other () _____

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

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: 3822-09 for increase in office space & storage

Proposed Construction Activity

12. Describe Briefly
New Construction () _____

Remodeling/Addition (X) Add 5520 sq. ft. of storage and shipping space

Has construction started? Yes X 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: \$480,000

15. SIZE OF PROPOSED STRUCTURE OR ADDITION: Width 20' ft. Length 100' ft.
Plus 70 ft X 50

Height _____ ft.

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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 (X). 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 585 ft. TO ROAD CENTER 667 ft.
 - TO SIDE LOT LINES 400 ft. 325 ft.
 - TO REAR LOT LINE ± 700 ft.
- e. Driveway Location and Width, and whether paved or unpaved. 24' wide
- 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. Loading areas
- q. Pedestrian walks
- r. All changes to the physical features of the site. Include soil removal or filling areas.

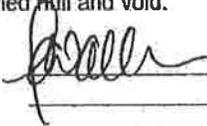
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Signatures

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)	 _____ _____ _____	Date: <u>4/29/16</u> Date: _____ Date: _____
Applicant(s) Signature(s)	_____ _____ _____	Date: _____ Date: _____ Date: _____

PART II

To be Completed by All Non-residential Uses, including Home Occupations, and Home Businesses

1. **Exterior Alterations.** Describe what exterior alterations will be made to the building.
Addition to existing storage space and shipping portion

2. **Business Area.** Provide square footage of the area which your business will occupy:
5520 sq. ft.

3. **Living Area.** (if applicable). Home Occupation or Home Business - Total square footage of YOUR living area:
Include total living area, but do not include unoccupied attics, basements, sheds, garages, etc.

4. **Restaurant Use** (if applicable) Number of existing seats: _____
Number of proposed seats: _____
Total Number of Seats: _____

5. **Days/Hours**
Describe your regular schedule of operations. List specific days of the week.
Days: M-F Hours: 8:00 to 5:00
Do you operate for any time before opening to the public?
Explain. No

6. Will there be special seasons with extended days and/or hours of operation? If yes, please describe:
No

7. **Number of employees:** (including owners and part-time)
At Time of Application Full Time Part Time
14 21 _____
Anticipated Expansion 20 21 _____
Number of Shifts: 1 Number of Employees per Shift: 20

8. **Traffic Projections.** What is the anticipated traffic now and in the future? Describe the time of arrivals and departures, type of vehicles, including waste haulers and delivery and shipping.
Estimated Number of One-way Trips (entering or leaving the site), including employees:

	Peak Hour Total	Daily Total
Cars:	<u>20</u>	<u>60</u>
Light trucks & vans	_____	_____
Trucks more than one ton	_____	_____

9. **Number of vehicles** owned by and used in the business. 0
(Do not include employee vehicles)

Will there be any outside storage of business vehicles? No. If yes, describe and show location on the plot plan.

10. **Trash Storage.** Will trash storage be _____ inside
_____ outside.
How will the trash storage area be screened? Continue to use existing dumpster

Show trash storage location and screening on plot plan.

11. **Outside Storage.**
Will there be any outside storage of materials? No. If yes, describe and show the location on the plot plan.

Will there be any outside storage of equipment? No. If yes, describe and show location on the plot plan.

12. **Emissions.** Will your operations emit smoke, gas, or other vapors? No. If yes, please describe.

13. **Fans/Vents.** Will there be any exterior fans or vents? No. If yes, please describe and show location. Submit information on noise levels and hours of operation.

14. **Exterior Noise.** Will there be any exterior noise from equipment or other operations of the business? Explain.
No

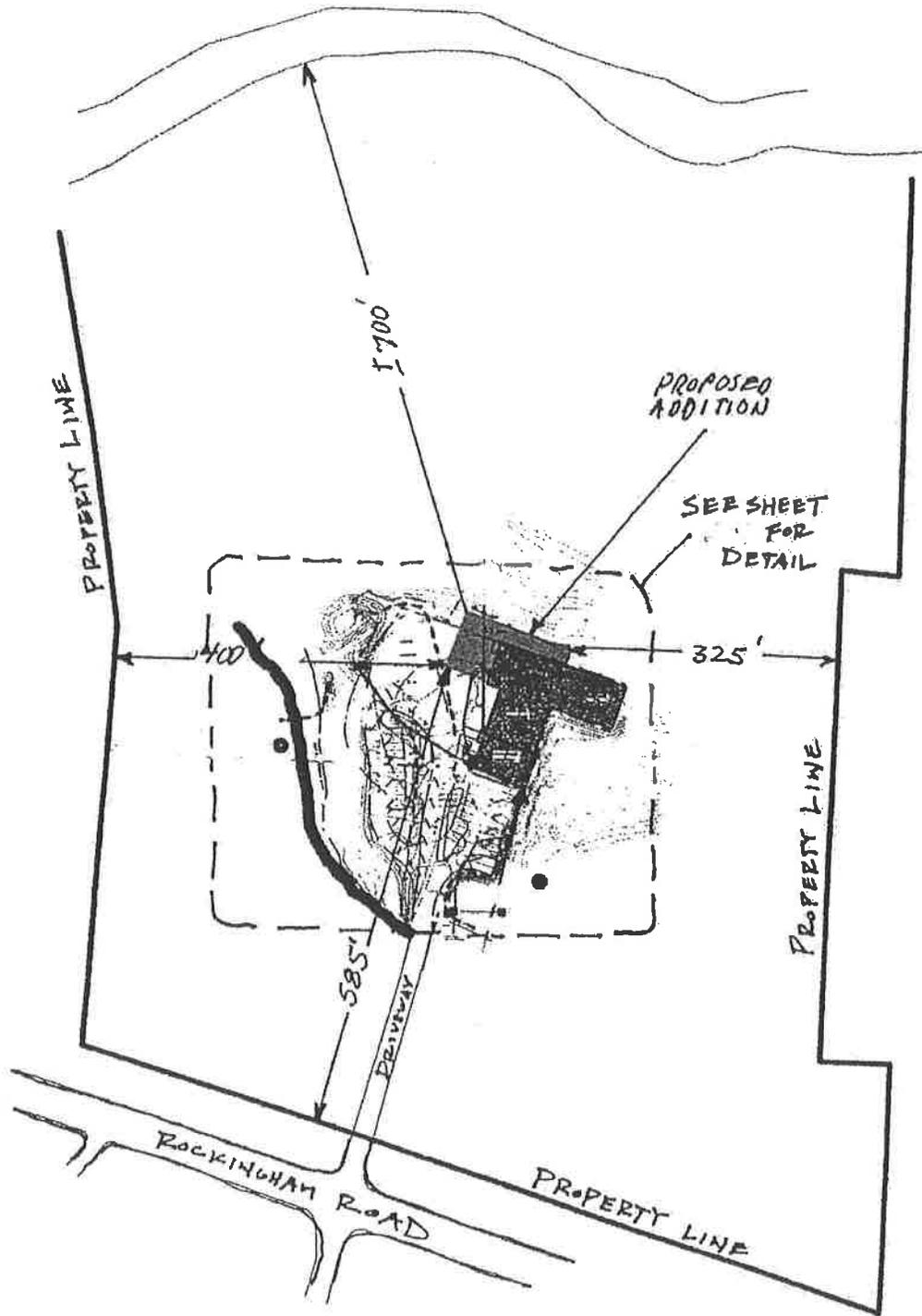
15. **Regulated/Hazardous Materials.** Aside from heating fuel, will there be any regulated or hazardous materials used in the business? If yes, describe.
No

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:

4251-16



APPLIED BOLTING
SMALL SCALE SITE PLAN
SCALE: 1" = 200'

Town of Rockingham

ZONING PERMIT

PERMIT # 4251-16 PARCEL # 06-5001404

PERMITEE: Rockingham Partners LLC

LOCATION: 1413 Rockingham Rd

DESCRIPTION: Commercial Property Expansion

APPEAL BY July 7, 2016

Charles Wise 6/22/2016

ADMINISTRATIVE OFFICER

DATE ISSUED

POST IN A CONSPICUOUS PLACE ON THE PREMISES WHERE IT IS VISIBLE FROM THE ROAD THROUGH THE APPEAL PERIOD.

Issued by the Town of Rockingham. Approval valid 15 days from the date signed unless an appeal is filed. For more information, please email planning@rockbf.org.