

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

INTRODUCTION:

Application #4263-16 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 hearing on July 27, 2016 to collect testimony from the Town of Rockingham staff, project applicant's representative, and to review zoning application and plans. This Notice of Action, 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 facility located at 706 Rockingham Road located within the Commercial-Industrial zoning district. The facility is a 46 space parking lot consisting of 43 regular spaces and 3 handicap spaces. The facility will include electrical conduit to support the conversion of parking spaces into electric vehicle charging spaces/stations.
- F2. The design of the facility was completed by Dubois & King. The facility meets Vermont Agency of Transportation and Federal Highway Administration design standards.
- F3. Property setbacks for this facility are not applicable.
- F4. The parking stalls are designed 9 feet by 22 feet.
- F5. The applicant submitted a landscaping plan. The plan demonstrates the landscaped perimeter of the park and ride will be a permanent grass lawn. For the property frontage, white spruce trees shall be planted to break up the traveling public's view of a large-scale parking facility. The trees are the same species, planted at the same intervals, as the trees located to the south (on the same property) in front of Southeast Vermont Transit.
- F6. The applicant showed how existing trees and brush that surround the park and ride will be preserved. The project plans show only one change to the existing brush-line, at the north-west corner of the park and ride. All the other existing trees and brush which screen the park and ride from US Route 5 southbound traffic will be retained.
- F7. The exterior lighting will be LED full-cut off fixtures. The applicant produced a lighting plan that demonstrates adequate lighting is provided for the entire parking area.
- F8. The facility 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 relevant local land use regulation allowable under public use exemption are (1) lighting, (2) off-street parking, and (3) landscaping and screening.
 - (1) The facility has adequate lighting consistent with the requirements of Section 3450(2) of the Zoning Bylaws.
 - (2) The facility will be designed with 9 feet by 22 feet parking stalls that meet the requirements of Section 3210 of the Zoning Bylaws.
 - (3) The facility has utilized a combination of landscaping and retaining the existing tree and brush screening as to meet the requirements of Section 3210 of the Zoning Bylaws.

DECISION:

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

Approved by the Planning Commission on August 17, 2016.



Alan LaCombe, Chair
Planning Commission

Planning Commission members approving decision:

Alan LaCombe, Patrick Moyna, 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>5 July 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>11-5000700</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>
<input type="checkbox"/> Board of Adjustment	
Date: <u>27 July 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: manager@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 Road
- Property Owner's Deed is recorded in Book 360 Page 9 Date of Sale 02/11/2016
(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 1.5 acres) (Square Feet or Acres)
Lot Frontage on Road/Right-of-way N/A ft. Lot Depth (front to rear) 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 (X): 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 (X) 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

Proposed Construction Activity

12. Describe Briefly
New Construction (X) construct 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.

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Application # 4262-16

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 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. () 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 # 4262-16

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)	 _____ _____	Date: <u>5 July 2016</u> Date: _____ Date: _____
Applicant(s) Signature(s)	 _____ _____	Date: <u>5 July 2016</u> 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.
parking lot with lighting

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

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: 7 days Hours: 24 hours
Do you operate for any time before opening to the public?
Explain. N/A

6. Will there be special seasons with extended days and/or hours of operation? If yes, please describe:
N/A

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

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:
Cars: Peak Hour Total Daily Total
Light trucks & vans — —
Trucks more than one ton — —
Bois & King Traffic Study

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

Will there be any outside storage of business vehicles? N/A. 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? —

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 I 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:

NOT FOR CONSTRUCTION BID PLANS

NO.	DATE	DESCRIPTION	BY	CHKD.

SOUTHEAST VERMONT TRANSIT, INC
 300 CLINTON ST.
 SPRINGFIELD, VT 05156

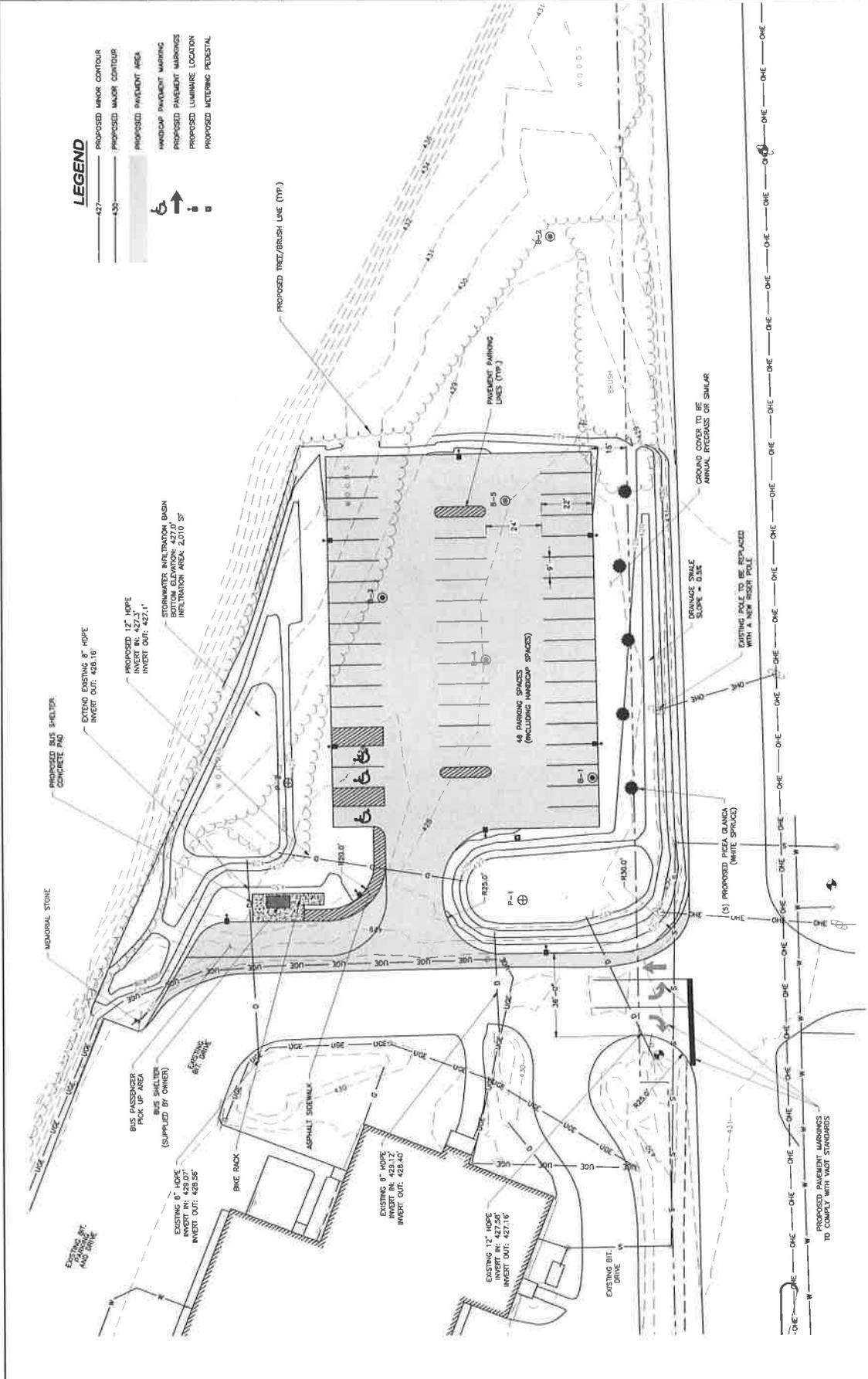
SOUTHEAST VERMONT TRANSIT PARK AND RIDE

SHEET TITLE
 PROPOSED DEVELOPMENT PLAN

DATE	MAY 2019
ZDC	
DESIGNED BY	
CHECKED BY	
SCALE	

C2

SHEET 3 OF 8



PROPOSED PAVEMENT MARKINGS TO COMPLY WITH VDOT STANDARDS

Town of Rockingham

ZONING PERMIT

PERMIT # 4263-16 PARCEL # 11-5000700

PERMITEE: TOWN of Rockingham

LOCATION: 706 Rockingham Rd

DESCRIPTION: Transit Station
And
Park + Ride

APPEAL BY Sept. 1, 2016

Charles Wise Aug. 17, 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.