

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

**INTRODUCTION:**

Application #4264-16 is for an expansion of the transit facility that requires site plan approval under Section 1510 of the Rockingham Zoning Bylaws. The property is owned by the Town of Rockingham and the building is owned by Southeast Vermont Transit. 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 August 17, 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 the Planning & Zoning's digital land use records.

**FINDINGS:**

- F1. The applicant submitted a zoning application to expand the existing transit facility located at 706 Rockingham Road located within the Commercial-Industrial zoning district. The existing garage will be expanded to include 4 additional bays for serving and storing transit buses. Landscaping is proposed on the south side of the building. There will be two fuel canopies with underground fuel tanks.
- F2. The transit facility expansion is a limited scope of work. The internal traffic circulation pattern, traffic generation rates, and employee parking will not change. There are no changes to site lighting with the exception of removing 1 existing light located near the footprint for the building expansion. There is no net change to the amount of impervious surface and no changes to how storm water is processed.

**CONCLUSIONS:**

The Planning Commission shall base its decision by applying the relevant criteria under the Zoning Bylaws. The Planning Commission finds that:

- C1. The facility has adequate lighting consistent with Section 3450(2) of the Zoning Bylaws.
- C2. The facility has adequate landscaping that addresses Section 3210 of the Zoning Bylaws.
- C3. The facility traffic circulation, traffic generation, and parking requirements comply with Sections 1510, 1513, and 3200 of the Zoning Bylaws.
- C4. There is no increase to impervious surfaces and the existing stormwater permit does not need to be amended.
- C5. The utilization of renewable energy resources does not apply.

**DECISION:**

Based upon the Findings and Conclusions, the Planning Commission approves the request to expand the transit facility located at 706 Rockingham Road.

Approved by the Planning Commission on September 28, 2016.



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Alan LaCombe, Chair  
Planning Commission

**Planning Commission members approving decision:**

Alan LaCombe, Patrick Moyna, Vincent Cherico, 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 \_\_\_\_, Listers \_\_\_\_

**TOWN OF ROCKINGHAM  
APPLICATION FOR ZONING PERMIT**

|  |  |
|--|--|
| (OFFICE USE ONLY)  |  |
| Date filed: <u>12 August 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>17 August 2016</u>  | <b>PLOT PLAN ATTACHED &amp; APPLICATION COMPLETE ( )</b> |

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@rocksf.org
- APPLICANT(s) Names: same  
(If different than Landowners)  
Mailing Address: same Zip Code \_\_\_\_\_  
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
- DIMENSIONS of LAND:**  
Area of Lot: 41 acres (Square Feet or Acres)  
Lot Frontage on Road/Right-of-way N/A ft. Lot Depth (front to rear) 800 ft.

Plat Cabinet #1, 82B

**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 and park & ride

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, 3724-08, 4263-16

**Proposed Construction Activity**

12. New Construction (X) Expansion of transit facility: Describe Briefly 2 fueling stations  
dumpster & generator area  
Remodeling/Addition ( ) landscaping  
interior renovations

Has construction started? Yes \_\_\_\_\_ No X 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 (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.





10. **Trash Storage.** Will trash storage be  inside  
 outside.  
 How will the trash storage area be screened? yes, shown on plan

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? N/A. If yes, please describe.

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.

Renovations do not change operations

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

Renovations do not change noise generation

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

yes, fuel and supplies needed to service buses

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:

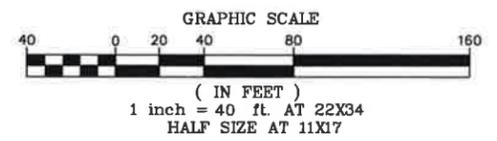
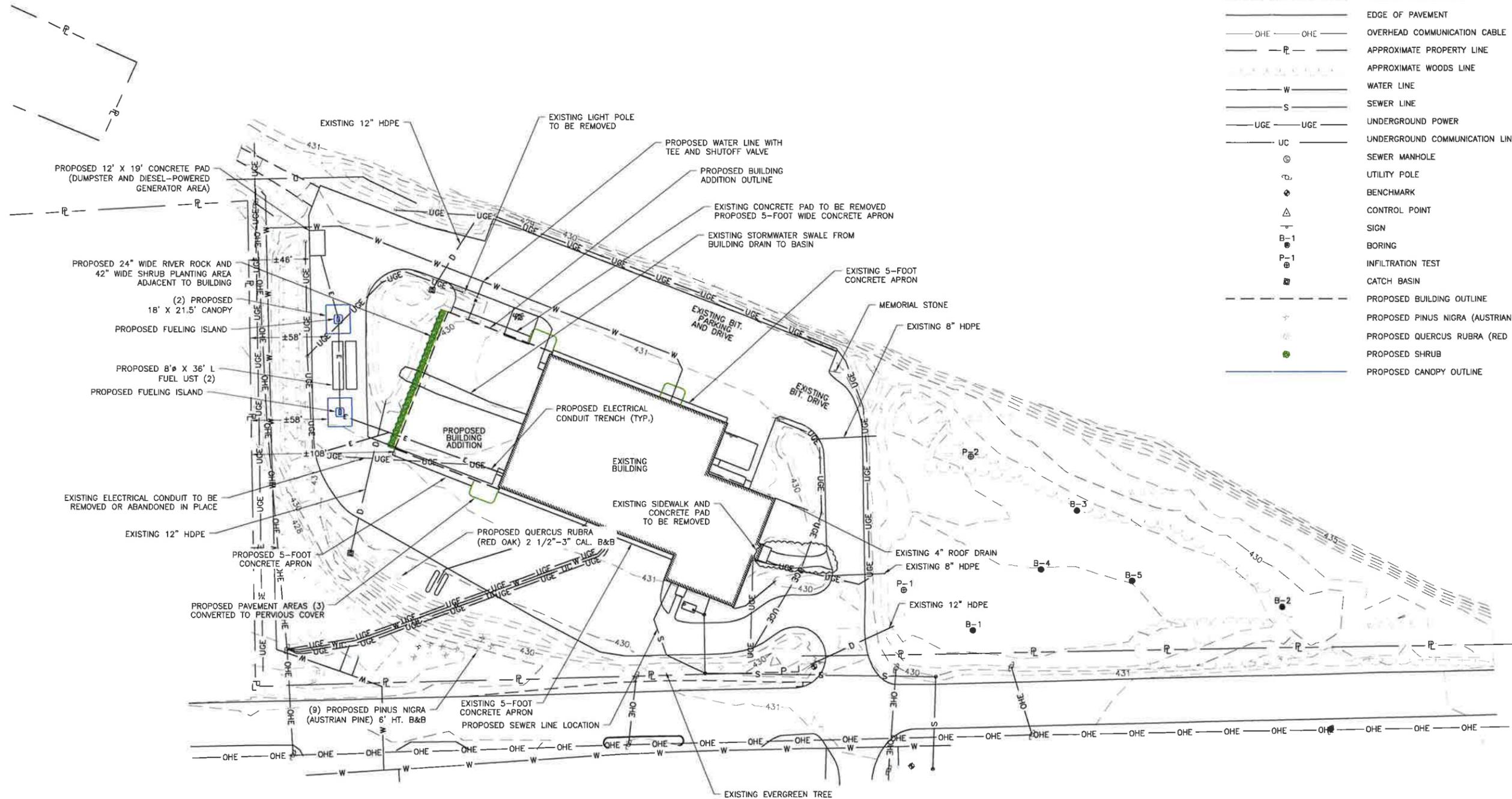
unchanged

N/A

**DRAFT**

**LEGEND**

|               |                                      |
|---------------|--------------------------------------|
| --- 874 ---   | MINOR CONTOUR                        |
| --- 875 ---   | MAJOR CONTOUR                        |
| ---           | EDGE OF GRAVEL DRIVE                 |
| ---           | EDGE OF PAVEMENT                     |
| — OHE — OHE — | OVERHEAD COMMUNICATION CABLE         |
| — P —         | APPROXIMATE PROPERTY LINE            |
| ---           | APPROXIMATE WOODS LINE               |
| — W —         | WATER LINE                           |
| — S —         | SEWER LINE                           |
| — UGE — UGE — | UNDERGROUND POWER                    |
| — UC —        | UNDERGROUND COMMUNICATION LINE       |
| ⊙             | SEWER MANHOLE                        |
| ⊕             | UTILITY POLE                         |
| ⊕             | BENCHMARK                            |
| △             | CONTROL POINT                        |
| —             | SIGN                                 |
| B-1           | BORING                               |
| P-1           | INFILTRATION TEST                    |
| ⊕             | CATCH BASIN                          |
| ---           | PROPOSED BUILDING OUTLINE            |
| ---           | PROPOSED PINUS NIGRA (AUSTRIAN PINE) |
| ---           | PROPOSED QUERCUS RUBRA (RED OAK)     |
| ---           | PROPOSED SHRUB                       |
| ---           | PROPOSED CANOPY OUTLINE              |



**NOTE:**

- EXISTING CONDITIONS ARE SHOWN AS PER FILES PROVIDED BY THE CLIENT AND PREPARED BY AECOM.
- CONTRACTOR TO VERIFY CONTROL POINTS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- SOIL BORINGS AND INFILTRATION TESTS ARE SHOWN AS PER GEOTECHNICAL REPORT BY GEODESIGN DATED JULY 2015.

| NO. | DATE | DESCRIPTION | BY | CHK'D |
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**SOUTHEAST VERMONT TRANSIT, INC**  
300 CLINTON ST.  
SPRINGFIELD, VT  
05156

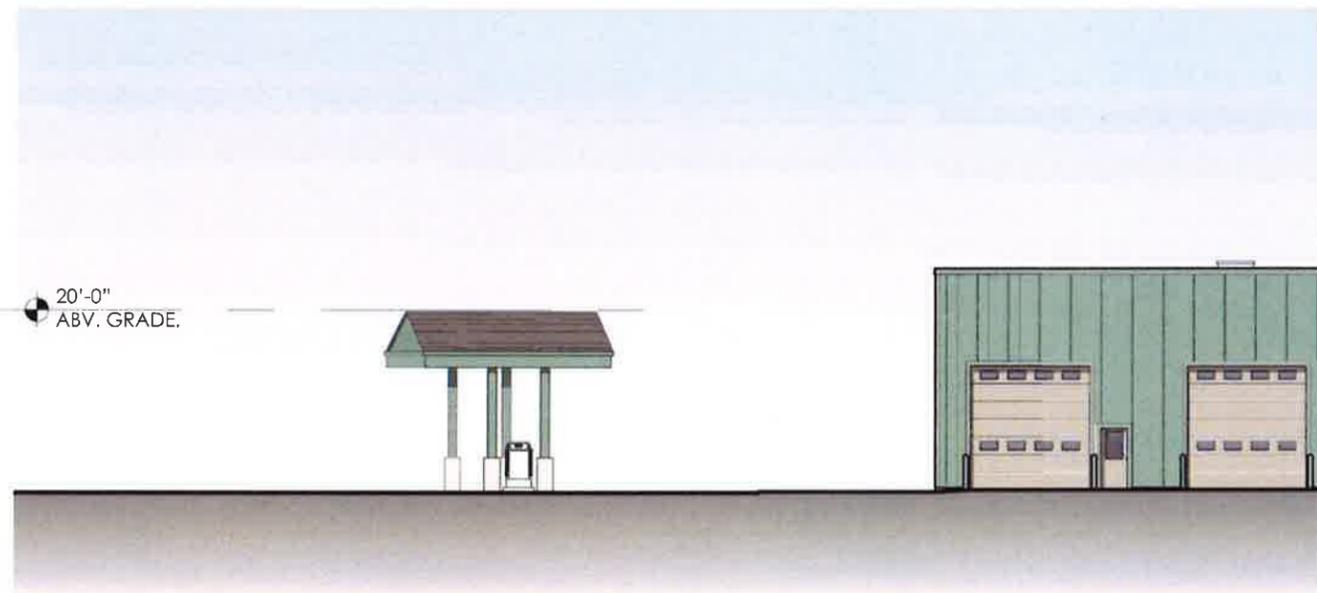
**SOUTHEAST VERMONT TRANSIT BUILDING ADDITION**

SHEET TITLE  
**PROPOSED SITE PLAN (DRB)**

|            |               |
|------------|---------------|
| DRAWN BY   | DATE          |
| MH         | AUG. 2016     |
| CHECKED BY | DRB PROJECT # |
| MH         | 123297        |
| PROJ. ENG. | DRB ARCHIVE # |

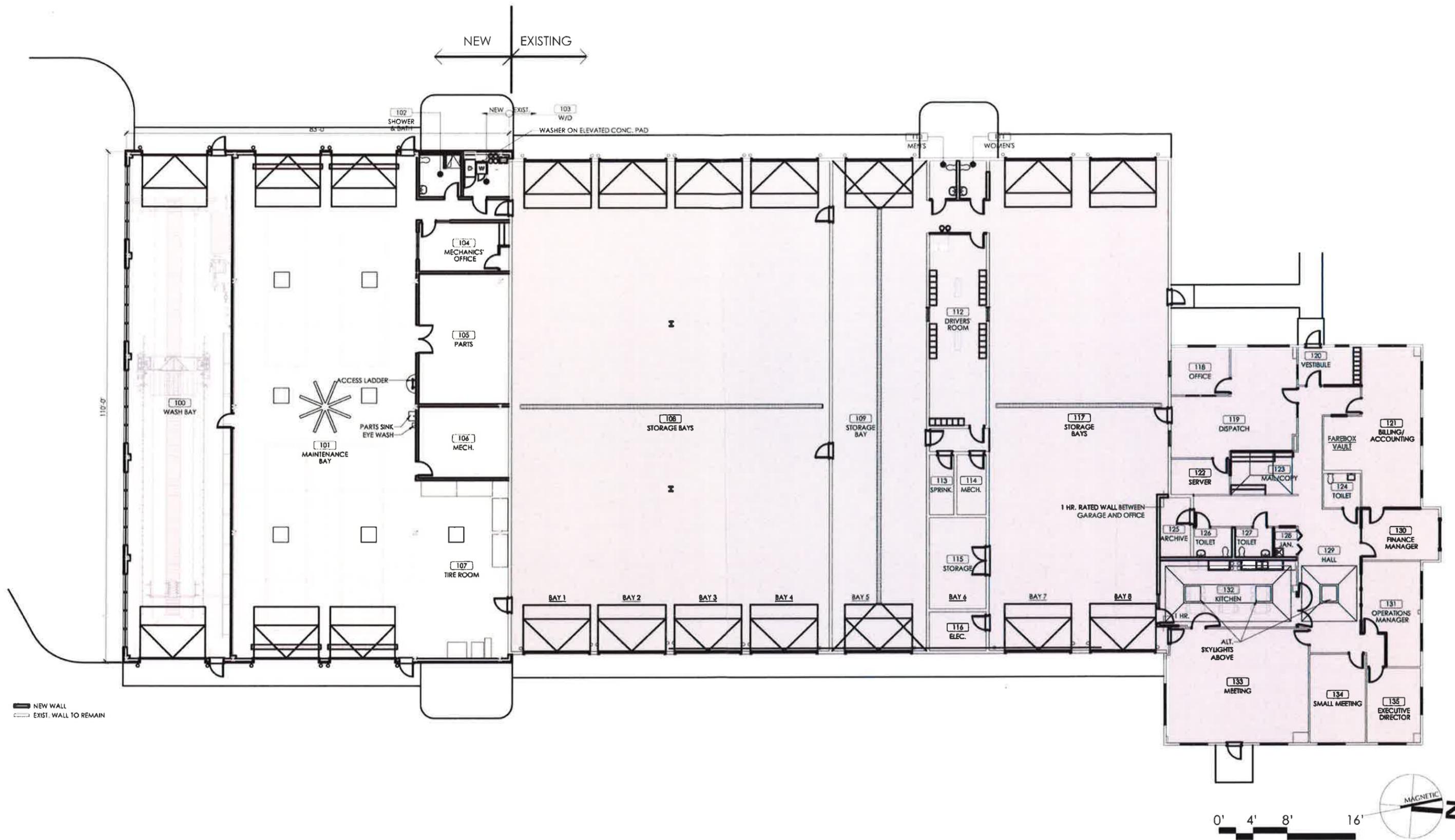
SHEET NUMBER  
**C2**

I:\123297 Southeast Vermont Transit\CAD\Building Addition\123297 C01 - Big Building.dwg 8/12/2016 12:47 PM



The Current  
Rockingham, VT

Street Elevation  
August 12, 2016  
MaclayArchitects



The Current  
Rockingham, VT

Floor Plan  
August 12, 2016

MaclayArchitects