

**NOTICE OF ACTION OF THE ZONING BOARD OF ADJUSTMENT
TOWN OF ROCKINGHAM, VERMONT**

INTRODUCTION:

Application #4270-16 is for the Saxtons River Municipal Wastewater Facility Upgrades. The property is owned by the Saxtons River Village Corporation and is located on 21 Plant Road within the Saxtons River zoning district. This project requires conditional use approval.

In making its decision, the Zoning Board of Adjustment held a public hearing on September 28, 2016 to collect testimony from the Town of Rockingham staff, Project Representatives, and to review the zoning application and plan sheets. The Notice of Action, along with the application and plan sheets, is filed with the Town Clerk's office and Planning & Zoning's digital records.

FINDINGS:

- F1. Several structures will be demolished to provide space for the new buildings and equipment. The proposed control building, effluent storage and processing tanks remain located on the existing site.
- F2. The facility is accessed daily by one service truck. As needed, additional service vehicles may access the site to remove processed effluent or conduct special maintenance/repairs. The facility upgrades do not create additional traffic generation.
- F3. A paved parking area is proposed immediately adjacent to the control building. This allows service vehicles to park in front of the building entrance. The facility upgrade creates no additional parking requirements.
- F4. The facility is located well below the grade of abutting properties and this topographic advantage renders landscaping and screening requirements unnecessary.
- F5. Exterior lights are placed on motion detectors and only activate when service personnel access the facility.
- F6. The facility upgrade has no material impact on noise production.

CONCLUSIONS:

The Conditional Use Approval Criteria (Section 1413 of the Rockingham Zoning Bylaws and VSA, T.24, S.4414(3)) is modified to limit zoning regulations on this municipal facility (required by Section 3150 and VSA, T.24, S.4413). For this municipal facility, the Zoning Board of Adjustment shall review and approve building setbacks, traffic generation, off-street parking and loading facilities, landscaping/screening, lighting, and noise. The Zoning Board of Adjustment has determined the facility upgrades meet allowable review criteria as described in the Findings.

DECISION:

Based upon the Findings and Conclusions, the Zoning Board of Adjustment approves the request.



Alan LaCombe, Chair
Zoning Board of Adjustment

Zoning Board of Adjustment members approving decision:

Alan LaCombe, Patrick Moyna, 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 Listers

Ron Tompkins ✓
Louise Luring ✓

**TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT**

Date filed: <u>8-30-2016</u>	(OFFICE USE ONLY)	Applicant: <u>Saxtons River Village Corp.</u>
Fee Paid: <u>N/A</u>		Owner: <u>Saxtons River Village Corp.</u>
Zoning District: <u>Saxtons River Village</u>		Parcel Map#: <u>17-1050021</u>
Referred to:		W/in 100 yr. floodplain? <u>No, Flood Zone X (shaded)</u>
() Planning Commission _____		W/in Regulated Wetland? <u>No</u>
(X) Board of Adjustment <u>September 28, 2016</u>		
Date: _____	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 Saxtons River Village Corporation
(List Names of all Property Owners as shown on deed.)
Mailing Address: PO Box 243, Saxtons River, VT 05154 Zip Code _____
Tel. No.: (Daytime) _____ (FAX) _____ Email: saxrvrgov@gmail.com
- APPLICANT(s) Names: Louise Luring, Chair
(If different than Landowners)
Mailing Address: same Zip Code _____
Tel. No.: (Daytime) _____ (FAX) _____ Email: same
- Contact Person: Louise Luring (Daytime Tel.) _____

Property Information

- PROPERTY LOCATION: Street Number 21 Street Name Plant Road
- Property Owner's Deed is recorded in Book _____ Page _____ Date of Sale _____
(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 _____
- DIMENSIONS of LAND:**
Area of Lot: 6.14 acres (Square Feet or Acres)
Lot Frontage on Road/Right-of-way 220 ft. Lot Depth (front to rear) 269 ft.
25'x195'

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 _____
Municipal Wastewater Treatment Facility

Describe:
Commercial (): _____

Industrial (): _____

Other (x): **Municipal Wastewater Treatment Facility**

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 () _____

Other (x) **Municipal Wastewater Treatment Facility**

10. What, if any, Current Uses Will Continue (List): **Municipal Wastewater Treatment Facility**

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: **Possibly the same for the original wastewater treatment facility in 1970 and upgrade in 1997 with the addition.**

Proposed Construction Activity

12. Describe Briefly
New Construction (x) **Control and headworks building. Demo the old.**
~~Remodeling/Addition (-)~~ **Treatment tanks, pump stations, improve existing sludge holding and Clarifier.**

Has construction started? _____ Yes No. Describe: **public bid process**

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 30 ft. Length 73 ft.
-Control and Headworks (structure) -----^
-Treatment tanks (structure) width 27 ft x length 52'-8" x 11 ft height.

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. (x) Property lines of the Lot where the project is located
- b. (x) Adjacent roads or streets and names and sidewalks **River Street**
- c. (x) Location, size and shape of any existing or proposed structures, including porches, decks, pools, fences, and accessory structures
- d. (x) **MEASUREMENTS from existing and proposed structures to Lot lines, Road Center, Sidewalks**
 - () TO FRONT LOT LINE >300 ft. TO ROAD CENTER 155 ft. ?NA
 - () TO SIDE LOT LINES north 300' & 53' ft. south (river) 150' & 160' ft.
 - () TO REAR LOT LINE 300' ft.
- e. (x) Driveway Location and Width, and whether paved or unpaved. **12-feet "Plant Road"**
- f. (x) 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 **NA**
- h. (x) Indication of the plan's scale (example 1" = 20 ft.)
- i. (x) Arrow showing North.

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

- j. (x) 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. (x) Exterior Lighting. Existing and Proposed. The location, height, intensity, and bulb type of all external lighting fixtures.
- l. (x) 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. (x) 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. **Separate Plan - C2**
- o. (x) 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 # 4270-16

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: _____ Date: _____ Date: _____
Applicant(s) Signature(s) _____ _____ _____	Date: _____ Date: _____ Date: _____

10. **Trash Storage.** Will trash storage be _____ inside
 _____ **x** _____ outside. **small dumpster**
 How will the trash storage area be screened? screened by wooden fence

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.
Some miscellaneous materials may be stored east of new tanks.

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? _____. If yes, please describe.

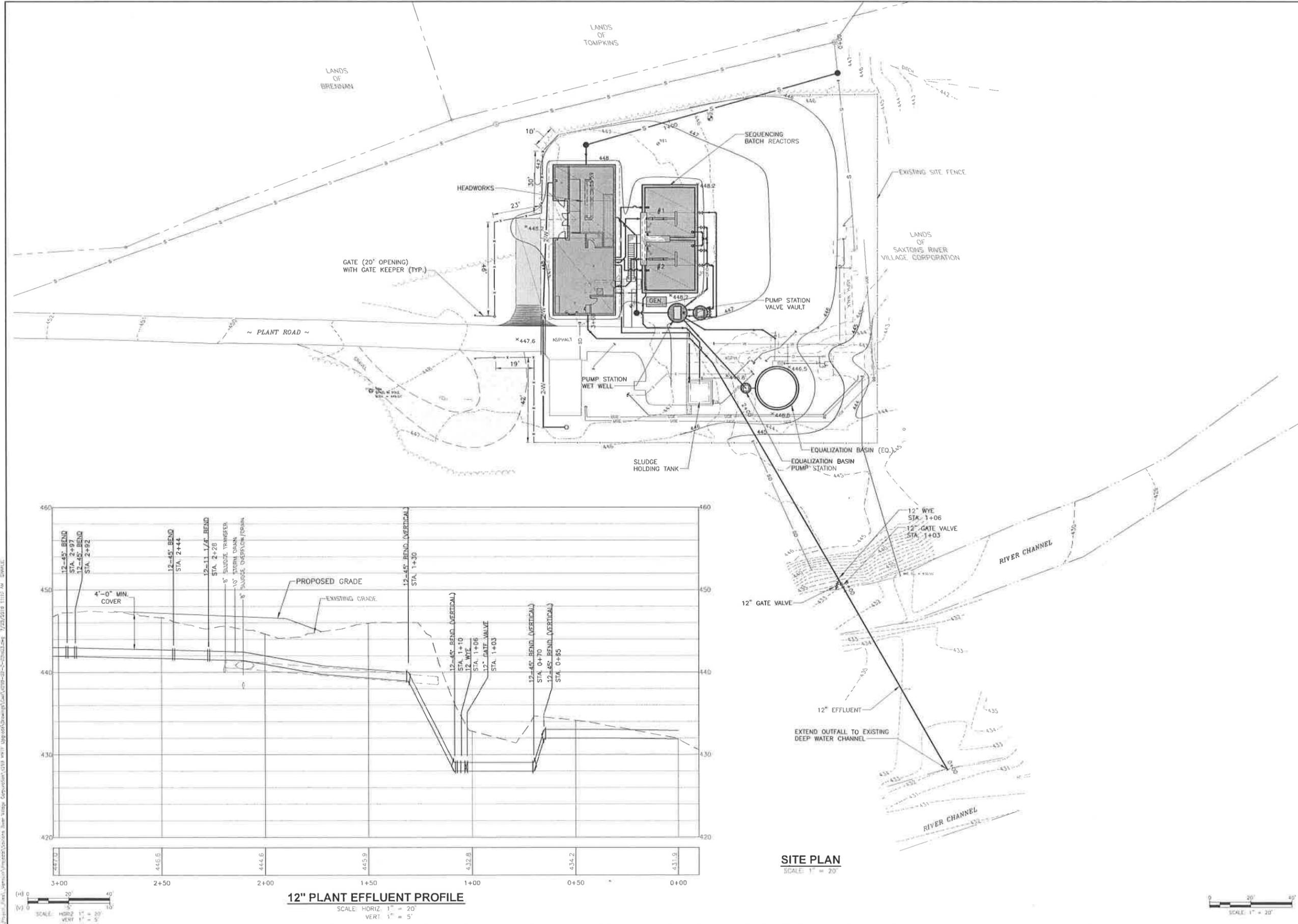
13. **Fans/Vents.** Will there be any exterior fans or vents? Yes. If yes, please describe and show location. Submit I
 information on noise levels and hours of operation.
Exhaust fans, intake fans

14. **Exterior Noise.** Will there be any exterior noise from equipment or other operations of the business? Explain.
No different than existing except motors will be inside of the new building

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

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

17. Additional information provided by applicant/owner:



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**SAXTONS RIVER
 VILLAGE CORPORATION
 WASTEWATER TREATMENT
 FACILITY UPGRADE**

SITE GRADING PLAN

NO.	DESCRIPTION	DATE	BY
B	ADD EQUALIZATION	7/15	

REVIEW
 SUBMITTAL
 NOT FOR
 CONSTRUCTION



TATA & HOWARD

T&H NO. 4298
 DATE: JULY 2016
 SCALE: AS NOTED

02-C-2

Drawn By: CDH | Checked By: KIT | Director: Dr. GAL | Author: Dr. GAL

