

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 **x** 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.

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 **River Street**
- 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 >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. Driveway Location and Width, and whether paved or unpaved. **12-feet "Plant Road"**
- 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 **NA**
- 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. **Separate Plan - C2**
- 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.

Rockingham Zoning Application – p. 1-4

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.

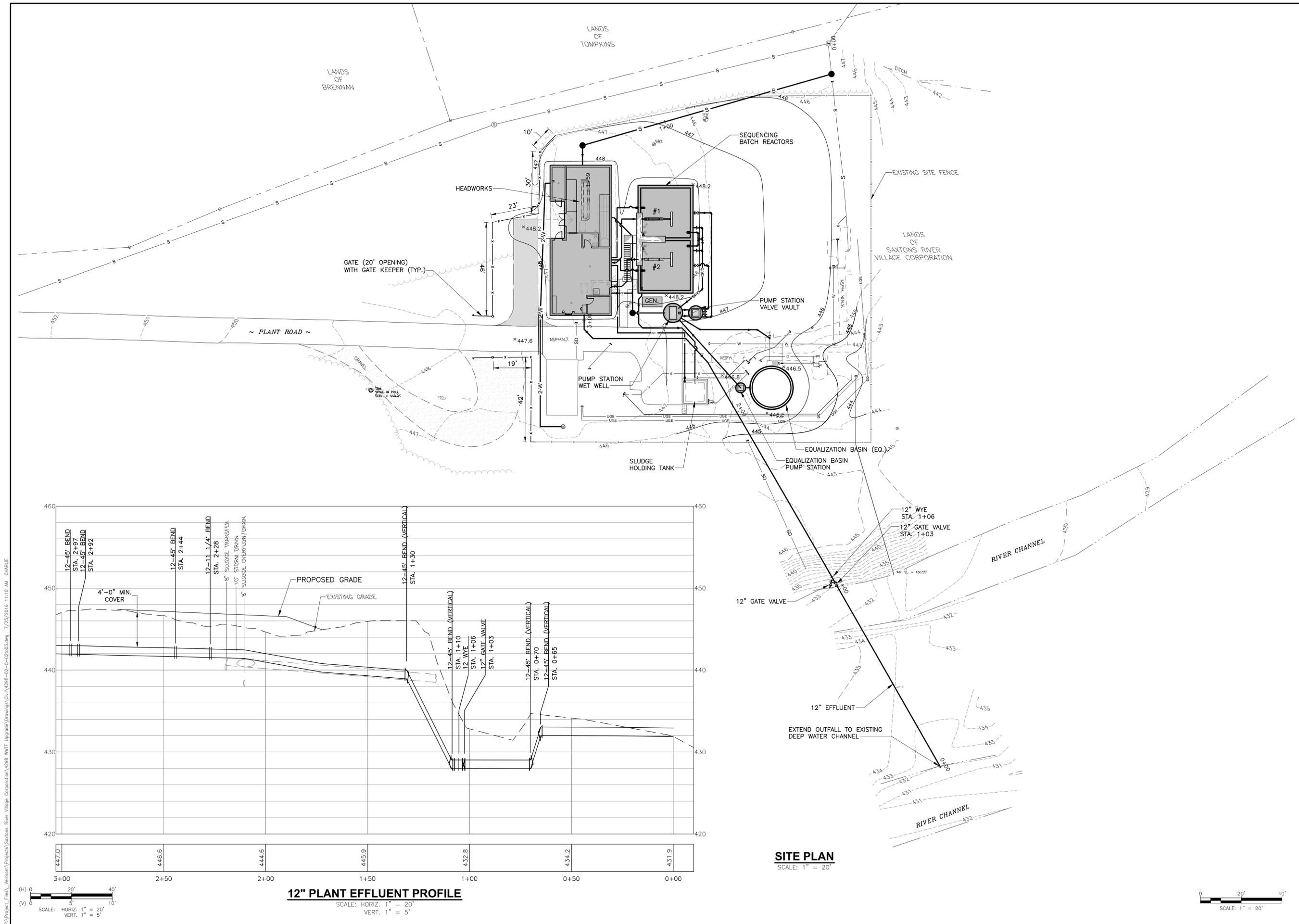
16. **Water/Sewer**

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:

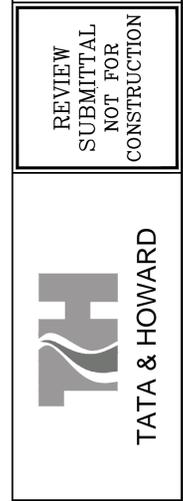


SAXTONS RIVER VILLAGE CORPORATION WASTEWATER TREATMENT FACILITY UPGRADE

SITE GRADING PLAN

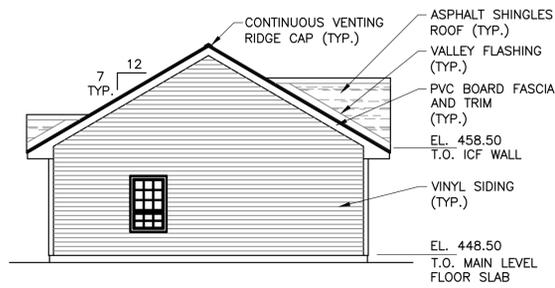
Rev.	Date	Description
B	2/15	ADD EQUALIZATION

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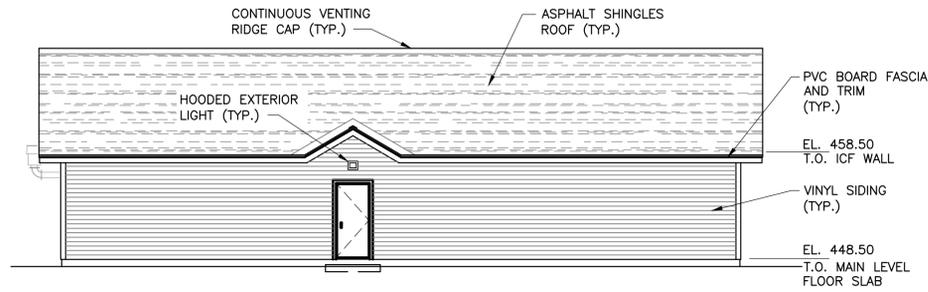


T&H NO.: 4298
 DATE: JULY 2016
 SCALE: AS NOTED
02-C-2

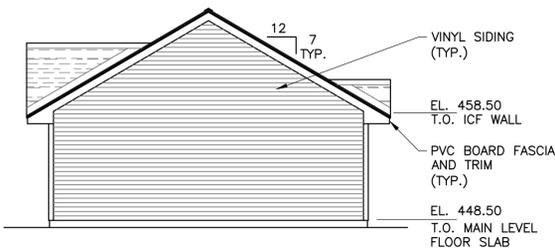
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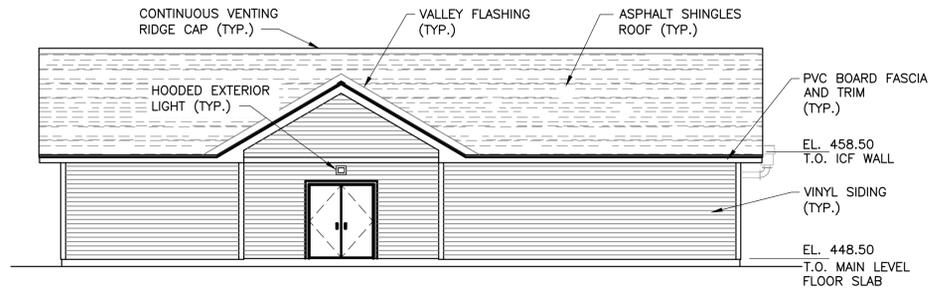
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE									
NO	ROOM NAME	FLR	WALLS				CEILING	HEIGHT	NOTES
			N	E	S	W			
20-1	BLOWER ROOM	F1,B2	W6,W1	--	--	W6,W1	C3,T	10'-0"	1, 2, 3, 4
20-2	UV AREA	F1,B2	W2,T	W6,W1	W2,T	--	C3,T	10'-0"	1, 2, 3, 4
20-3	ELECTRICAL ROOM	F1,B2	W2,T	W6,W1	W6,W1	W2,T	C3,T	10'-0"	1, 2, 3, 4
20-4	LAB AREA	F1,B2	--	W2,T	W6,W1	W6,W1	C3,T	10'-0"	1, 2, 3, 4
20-5	BATHROOM	F3,B2	W2,T	W2,T	W2,T	W2,T	C3,T	10'-0"	1, 2, 3, 4
20-6	ENTRANCE	F2	EXT. FIN.	EXT. FIN.	EXT. FIN.	--	C6	10'-0"	5
20-7	CHEMICAL ROOM	F1,T	W6,W1	W2,T	W6,W1	W6,W1	C3,T	10'-0"	1, 2, 3, 4
20-8	INFLUENT SCREEN ROOM	F2,B2	W6,W1	W6,W1	W2,T	W6,W1	C3,T	12'-0"	1, 2, 3, 4

ROOM FINISH SCHEDULE LEGEND

FINISH PAINT COLOR	FLOOR	WALLS	CEILING
T TO BE DETERMINED	F1 - CONCRETE/PAINTED	W1 - FRP PANEL	C1 - PLYWOOD
U UNPAINTED	F2 - SEALER	W2 - EXPOSED CMU	C2 - EXPOSED CONCRETE
	F3 - VINYL TILE	W3 - GYPSUM BOARD	C3 - GYPSUM BOARD
		W4 - EXPOSED CONCRETE	C4 - EXPOSED STEEL
	BASEBOARD	W5 - RIGID INS. BOARD	C5 - DROP PANELS
	B1 - MOPBOARD	W6 - PLYWOOD	2x4 GRID
	B2 - VINYL		C6 - VINYL PANELS

NOTES:

- GYPSUM CEILING FOR ALL AREAS SHALL BE 1 HOUR FIRE RATED MOISTURE RESISTANT GYPSUM BOARD SECURED TO THE UNDERSIDE OF THE BUILDING TRUSSES.
- ALL EXPOSED CMU WALLS SHALL BE PAINTED, COLOR TO BE DETERMINED BY OWNER.
- ENDS OF PLYWOOD/FRP COVERED WALLS TERMINATING AT CMU WALLS SHALL BE PROPERLY CAPPED OR TRIMMED TO CONCEAL EXPOSED AND CUT EDGES.
- ALL WALL TO CEILING EDGES SHALL BE TRIMMED AND PAINTED, COLOR TO BE DETERMINED BY OWNER.
- VINYL PANELS (ITEM C6) SHALL BE VENTED SOFFIT MATERIAL ATTACHED TO UNDERSIDE OF TRUSSES.

DOOR AND FRAME SCHEDULE											
MARK	TYPE	DOOR			EL.	FRAME			HARDWARE	NOTES	
		SIZE	MATL.	EL.		MATL.	DETAIL				
		W	HT			HEAD	JAMB	SILL			
20D1	F	3'-6"	6'-8"	F, (I)	448.50	F, (I)	CH1	CJ1	CS1	H,L,C,S,O,Se,N1,K,S,I,T, PB	1
20D2	F	3'-0"	6'-8"	F, (I)	448.50	F, (I)	CH1	CJ1	CS1	H,L,C,S,O,Se,N1,K,S,I,T, PB	1
20D3	F	3'-0"	6'-8"	F	448.50	F	CH1	CJ1	CS1	H,C,S,N1,K,Si	
20D4	F	3'-6"	6'-8"	F	448.50	F	CH1	CJ1	CS1	H,S,Se,N2,K,Si,T	
20D5	F (A) F (F)	6'-0"	6'-8"	F, (I)	448.50	F, (I)	CH1	CJ1	CS1	H,L,C,S,O,Se,N1,K,S,I,T, PB	1, 2
20D6	F	3'-0"	6'-8"	F, (I)	448.50	F, (I)	CH1	CJ1	CS1	H,L,C,S,O,Se,N1,K,S,I,T, PB	1

DOOR SCHEDULE LEGEND

TYPE	MATERIAL	HARDWARE
G HALF GLASS	HM HOLLOW METAL	H HINGES
F FLUSH	WD WOOD (OAK)	L LOCK SET
N NARROW HALF GLASS	STL STEEL	D DOOR PULL
H HATCH	F FIBERGLASS	C CLOSER
O OVERHEAD	AL ALUMINUM	S STOPS
L LOUVER	(I) INSULATED	O OVERHEAD STOP/HOLDER
(A) ACTIVE LEAF		Se SOUNDWEATHER SEALS
(F) FIXED LEAF	FINISH	N KNOBS, 1.PASSAGE 2.PRIVACY
SF STORE FRONT GLASS	PT PAINTED	PB PANIC BAR
	V VARNISH	

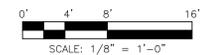
NOTES:

- DOOR AND FRAME SHALL BE 1 HOUR FIRE RATED CONSTRUCTION
- SOUTH SIDE LEAF TO BE ACTIVE LEAF.

WINDOW SCHEDULE								
MARK	GLASS	SIZE		FRAME			TYPE	NOTES
		WIDTH	HEIGHT	HEAD	JAMB	SILL		
20W1	FIXED	2'-8"	3'-0"	CH2	CJ2	CS2	LE, F, FM	ALL
	AWNING	2'-8"	1'-6"					
20W2	FIXED	4'-0"	3'-0"	BY MANUFACTURER			FIXED TEMPERED SINGLE PANE, AF	FRAME COLOR: BRONZE ANODIZED

WINDOW SCHEDULE LEGEND

BASIS OF DESIGN:	TYPE	NOTES
PELLA 'IMPERVIA' FIBERGLASS	F = Fiberglass	1) FIXED GLASS UPPER UNIT
COMPOSITE WINDOW	AF = Aluminum Frame	2) AWNING LOWER UNIT
	VC = Vinyl clad	3) WITH MOLDING AND TRIM
	FM = Factory mullid	4) OPERATOR AND SCREEN
	LE = Low-E	5) 3/4" GRILLES (BETWEEN GLASS)
		6) COLONIAL PATTERN
		7) EXTERIOR NAILING FIN



SAXTONS RIVER
VILLAGE CORPORATION
WASTEWATER TREATMENT
FACILITY UPGRADE

ARCHITECTURAL
HEADWORKS
BUILDING ELEVATIONS

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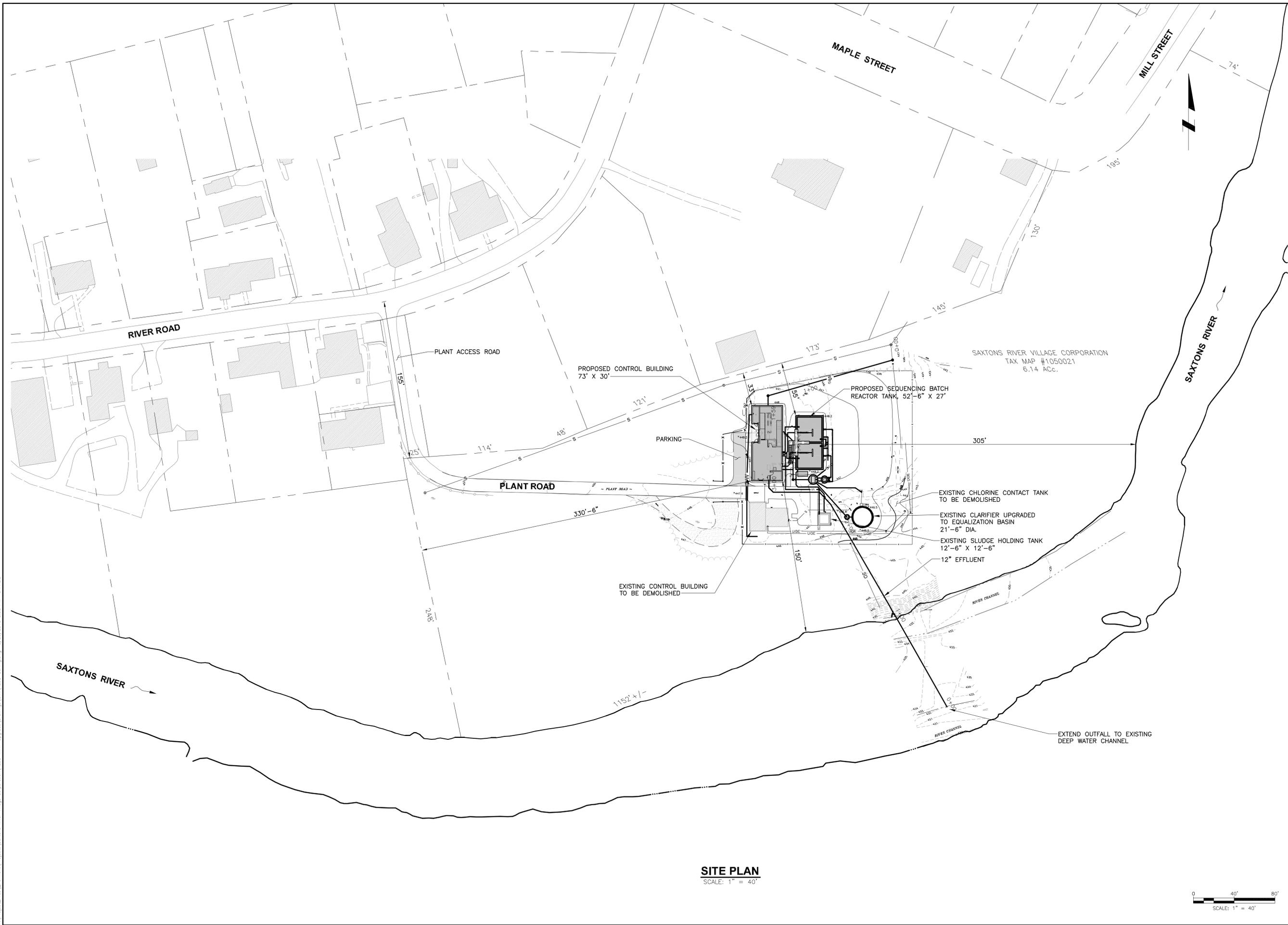
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DATE: JULY 2016
SCALE: AS NOTED

20-A-2

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SITE PLAN
SCALE: 1" = 40'

SAXTONS RIVER VILLAGE CORPORATION WASTEWATER TREATMENT FACILITY UPGRADE

ZONING MAP

Rev.	Date	Description

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T&H NO: 4298
DATE: AUGUST 2016
SCALE: AS NOTED

Z-1

Designed By: _____
Checked By: _____
Drawn By: CDM

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