

Zoning Board Meeting Minutes – 4/18/18

Below are the portion of the Planning Board minutes that pertain to the request to schedule a Public Hearing for D&C Transportation

New Business:

Request for a Public Hearing for a Special Exception, rural/ag to commercial. D&C Transportation, Orleans, Vt. Map 10, Lot 2. Proposed Use: Filling Station and convenience store with a drive-thru. James Phippard of Brickstone Land Use Consultants LLC is representing D&C Transportation.

Mr. Phippard said he was at the Planning Board and requested a Public Hearing for a recommendation from the Board. He requested a Public Hearing for Special Exception with the ZBA for the May meeting.

Mr. Phippard displayed a photograph of Route 12. He said Lot 2 was part of a two-lot subdivision several years ago. The lot was divided into a 12-plus acre lot, on which the Veterinary Hospital is located, and a 10.2 lot that D&C Transportation now owns. The area proposed for commercial development was the green area on the map. It's about 1½ acres of the 10-plus acres.

The rest of land consists of a wooded area to the south and a field to the southwest. The Connecticut River is to the west. The proposal is to allow commercial use of the land with a convenience store with a drive-thru window and a filling station. There will be 10 filling pumps – 8 for cars and 2 for tractor trailer trucks. It's paved.

The septic system, south of the building, will require state septic approval. The water for the site will come from part way up South Street at the corner of River Street. It's about 900 feet to extend it. This project will require a driveway permit from the NH Department of Transportation. The road will comply with NH Department of Transportation regulations. An extensive traffic study was submitted with the application. There's already a left-turning from the north onto South Street on the Route 12. There will need to be a left-turning lane from the south into the property where the filling station is.

There are 18 parking spaces for passenger cars, plus 10 at the pumping stations, which includes three for tractor trailers.

The building is 6,000 square feet. The design is barn-like, which is an appropriate architecture for rural land. It includes a steep-pitched roof, three cupolas and red siding.

The landscaping includes a screened area between the filling station/ convenience store and the abutting veterinary hospital, on the road side by the passenger car pumps, and the road side area where the truck parking spots will be. There are also plantings near the building.

There will be one free-standing sign that complies with the ordinance and the latest light fixtures that can be dimmed and uses the latest technology . Some of the light fixtures dim themselves if there is no activity near the light.

The convenience store will be open until 9 pm on Sunday and 10 pm the rest of the week. **The pumps will not be shut off at night but remain on so a person may get gas using a credit card 24 hours a day. — (BOLD type face added by CLARION for emphasis).**

Ms. Barnes asked about the number of turning lanes and about the one mentioned in the Planning Board minutes. Mr. Phippard said there is one turning right lane that will be added in the shoulder of the road.

Since this topic is generating so much interest and the Planning Board has set a Public Hearing for May and one of our criteria is a recommendation from the Planning Board, Ms. Mansouri proposed a continuance of the meeting and a Public Hearing for June 20. She asked for discussion.

“I think Myra has a good point because we are going to have another Public Hearing in May that could be lengthy,” Ms. Leclerc said. “So if it’s alright with the applicant.” Ms. Mansouri asked Mr. Phippard if it was alright. Mr. Phippard said, “I’ll leave it up to the Board.” Ms. Mansouri asked for a motion.

Ms. Leclerc made a motion to hold a Public Hearing in June for a Special Exception for Mr. Phippard.

The motion was seconded by Ms. Trow. The motion carried.

Mr. Vose made a point of order about the Board accepting the application. Ms. Mansouri said she thought Ms. Leclerc said it in her motion. To be sure Ms. Mansouri asked the Board if it formally accepted the application. The Board unanimously voted that it did.