

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Findings of Fact and Conclusions of Law

Decision on the application of: Town of Plainfield

Re: amendment of prior Conditional Use permit for Park & Ride bus shelter

Permit Application No. 2015-02

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves an amendment of the previous Conditional Use permit, ZP2010-27, for the Park & Ride bus shelter and includes a new roof, lighting and signage as well as replacement of the existing benches inside the shelter.
2. The application was submitted for the Town of Plainfield by Ben Graham, architect/designer for the project. The application was received by zoning administrator Karen Storey on 3/24/15 and referred to the Development Review Board on the same date.
3. On 3/25/15, notice of a public hearing was posted at the following places:
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
4. On 3/25/15 , a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Necia Campgell	Pigeon Pond Industries	Laura Ceraso
Ralph Carroll	Syringa Investments	Alicia Weiss
Robert Gray	Dennis Wilber	Mark Hart
Melinda Vieux	Town of Marshfield	
5. On 3/24/15, notice of a public hearing was published in the *Times Argus*.
6. The application was considered by the DRB at a public hearing on 4/8/15. The application was reviewed under the Town of Plainfield Zoning Regulations, as amended March 1, 2011.
7. Present at the hearing were the following members of the DRB:
Janice Walrafen, chair, Rob Bridges, Neil Hogan, Sarah Albert
8. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):

Bram Towbin, selectboard chair	Ben Graham, architect/designer
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FINDINGS

Based on the application, testimony, exhibits, and a brief site visit during the hearing the development review board makes the following findings:

1. The Town seeks a permit to replace the existing roof of the bus shelter at the Park & Ride, change the interior lighting and add a sign.
2. The property is located at 165 Main St., tax map parcel no. 11-092.000, and is owned by the Town of Plainfield. It is located in the **Village** District as described on the Town of Plainfield Zoning Map on record at the town office and section **4.4** of the Zoning Regulations.
3. On 6/12/06, permit ZP2006-24 was issued for the construction of a Park & Ride on the former depot property owned by the Town.
4. On 10/13/10, the Zoning Board of Adjustment approved a conditional permit, ZP2010-27, for the construction of an 11'x14' bus shelter on the site. This permit refers to a decision containing conditions, but there is no written decision on record; however, there were meeting minutes from the hearing noting that the setbacks, parking spaces and lighting conformed with the zoning regulations. An updated site plan was also submitted at this time.
5. The town energy committee had been working on plans to install solar lighting at the bus shelter. When the roof of the shelter was damaged during snow removal this winter, they revised their plans to include roof replacement. The roof will be covered with standing seam roofing with a matte black surface.
6. The new roof design will incorporate solar panels and is intended to protect the panels and equipment, which will be accessed through a panel on the inside of the shelter. Consideration will be given to using special fasteners on the ceiling access to the solar panels to prevent vandalism. The ceiling lights in the shelter won't be recessed, but the light will be directed downward.
7. The Town had originally applied for a variance to place two signs on the bus shelter; however, the plans have been revised to place only one sign, so the variance is not necessary.
8. The sign will be 7'11" long and 8" high for an area of 5.5 sq. ft., and be placed at the height of the top of the side walls along the front of the shelter. The sign, as described on the submitted plans, will be constructed of wood and painted white. The lettering "Plainfield Village" will be cut in the wood and painted green. An 8" high white band will continue around the sides and back of the roof (see attached design).
9. The existing metal benches in the bus shelter will be replaced with wooden benches.

DECISION AND CONDITIONS

Based upon these findings, the development review board finds that the revisions proposed to the bus shelter conform to the requirements for a conditional use in the village. Accordingly, the DRB grants a conditional use permit for the proposed revisions to the bus shelter for new roof and sign, and including replacement of the existing benches, under the following condition:

1. The roof will be constructed and painted as described in the in the attached plans submitted as part of this application. .

Voting in favor: Janice Walrafen, Rob Bridges, Neil Hogan and Sarah Albert. The decision carries 4–0.

Dated at Plainfield, Vermont, this ___ day of _____, 2015.

Janice Walrafen, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.