



Woodstock, Vermont *The Shire Town of Windsor County*

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**VILLAGE DEVELOPMENT REVIEW BOARD
WOODSTOCK TOWN HALL
31 THE GREEN
June 12, 2019
DRAFT MINUTES**

MEMBERS PRESENT: Wendy Spector, Keri Cole, Randy Mayhew
MEMBERS ABSENT: Jane Soule, Elizabeth Daniels
OTHERS PRESENT: Skip Vallee

I. CALL TO ORDER 7:30PM

II. PUBLIC HEARING

A. OLD BUSINESS - None

B. NEW BUSINESS

1. V-3452-19; R.L. Vallee, Inc.

The application is for Conditional Use and Design Review approval to allow 24 hour unmanned service, upgrade 4 multi-product dispensers, change canopy facade and change all existing signage. The property is located at 65 Pleasant Street and zoned Commercial Light Industrial / Design Review.

Mr. Vallee presented the application.

R. L. Vallee, Inc., a Mobil distributor, has a contract to purchase the former Sunoco gas station. The new owners wish to operate the station as an unmanned facility, 24 hours a day, 7 days a week.

The former owner of the site, Sandri/REXBO Development had received approval on October 29, 2012, to 'Allow 24 Hour Service with Unattended Service Between the Hours of 10:00PM & 7:00AM'.



The applicant is requesting approval to extend the number of unattended hours of operation by 15 hours. The station would be completely automated. There would be no attendant at the station at all. Communication with the Maplefield's Mobil site across the street would provide off-site oversight.

The station proposes to offer diesel fuel along with gasoline.

Woodstock's Fire Chief and Police Chief have reviewed and approved the request to have an unattended service for a 24 hour service.

The pumps are State approved with fire suppression systems. The system was put in place in 2012.

There would be cameras placed on site which would be reviewed by the Maplefield Mobile located directly across the street. Maplefields is a convenience store and gas station with employees present 24 hours a day. Both stations will be owned by the same company.

Sunoco signage is to be removed and replaced with Mobil signage.

The VDRB reviewed numerous photographs and renderings.

The main "lolly-pop" Sunoco sign would be removed and replaced with a boxed 44.32 square foot free standing sign to include gas prices and main Mobil sign. The square footage is less than the existing. The post supporting the sign would be in the same location as current support post. The signs would be externally illuminated by 4 LED fixtures attached to a custom frame atop the header. Light would be directed downward over the sign.

The band around the gas canopy would be changed to a Mobil colored blue.

The VDRB read the Design Review Board's June 5, 2019 recommendation.

Per the request of the Design Review Board, the Red "Synergy" signs originally proposed to be placed next to each pump were removed from the request.

A small red number sign to be placed at top of each pump for identification is proposed.

The Design Review Board did not see an issue with these as they are small and are required for safety purposes - pump identification.

An additional change is to replace the lighting elements currently under the canopy. Flat mounted LED fixtures would be placed flush to the canopy ceiling to eliminate horizontal light bleed. The fixtures would not be visible.

A lighting level plan was reviewed. The highest level was 21.7 footcandles directly under the center of the canopy. Being LED fixtures, lighting levels drop significantly along the edges of the canopy, to 13.7 footcandles as the highest point of light on the north west corner. Outside of the canopy boundary, all footcandle levels are in the single digits.

There are no plans for use or renovation of the building on the site at this time. The applicant does not yet own the property.

The VDRB reviewed Conditional Use and Site Plan Review criteria with the applicant.

Testimony was voted closed.

B. V-3453-19; R.L. Vallee, Inc.

The application is for Site Plan and Design Review approval to relocate existing sign, and to change canopy facade. The property is located at 435 Woodstock Road and zoned Commercial Light Industrial / Design Review.

Mr. Vallee presented the application.

The VDRB reviewed a site plan and numerous photographs and renderings.

The owner wishes to move the existing sign to a new location deemed safer than the existing location.

A Mobil blue colored band would be added around the top of the gas canopy which is currently solid white.

Per the request of the Design Review Board, the red "Synergy" signs originally proposed to be placed next to each pump have been removed from the request.

A small number sign colored red meant to identify each pump is proposed.

The VDRB did not see an issue with these as they are small and are required for safety purposes, pump identification.

The existing free standing sign would be relocated north. It would be placed 29' north of the fire hydrant in the tree lawn along Route 4,. This would be in line with the north edge of canopy. The existing system of illumination would be used for the relocated sign.

Testimony was voted closed.

C. V-3458-19; Mon Vert Café/Sam DiNatale, owner/applicant; 28 Central Street; Parcel #20.52.27.; Zone: CC/DR; To Install Heat Pump.

The applicant was not in attendance.

Ms. Cole moved with a second by Ms. Spector to CONTINUE the application to the June 26th meeting, as the Board wishes to hear the applicant's testimony.
The motion passed with a 3-0 vote.

III. DELIBERATIONS

A. V-3452-19 R.L. Vallee, Inc.

After discussion the following findings of fact were established:

1. R. L. Vallee, Inc., a Mobil distributor, has a contract to purchase the former Sunoco gas station. The new owners wish to operate the station as an unmanned facility, 24 hours a day, 7 days a week.
2. The former owner of the site, Sandri/REXBO Development had received approval on October 29, 2012, to 'Allow 24 Hour Service with Unattended Service Between the Hours of 10:00PM & 7:00AM'.
3. The applicant is requesting approval to extend the number of unattended hours of operation by 15 hours. The station would be completely automated. There would be no attendant at the station at all. Communication with the Maplefield's Mobil site across the street would provide off-site oversight.
4. The station proposes to offer diesel fuel along with gasoline.
5. Woodstock's Fire Chief and Police Chief have reviewed and approved the request to have an unattended service for a 24 hour service.
6. The pumps have a State approved fire suppression system. The system was put in place in 2012.
7. There would be cameras placed on site which would be reviewed by the Maplefield Mobile located directly across the street. Maplefields is a convenience store and gas station with employees present 24 hours a day. Both stations will be owned by the same company.
8. Sunoco signage is to be removed and replaced with Mobil signage.
9. The main "lolly-pop" Sunoco sign would be removed and replaced with a boxed 44.32 square foot free standing sign to include gas prices and main Mobil sign. The square footage is less than the existing. The post supporting the sign would be in the same location as current support post. The signs would be externally illuminated by 4 LED fixtures attached to a custom frame atop the header. Light would be directed downward over the sign.
10. The band around the gas canopy would be changed to a Mobil colored blue.
11. The VDRB read the Design Review Board's June 5, 2019 recommendation.
12. Per the request of the Design Review Board, the Red "Synergy" signs originally proposed to be placed next to each pump were removed from the request.
13. For safety purposes, a small red number sign to be placed at top of each pump for identification is proposed.

14. An additional change is to replace the lighting elements currently under the canopy. Flat mounted LED fixtures would be placed flush to the canopy ceiling to eliminate horizontal light bleed. The fixtures would not be visible.
15. A lighting level plan was reviewed. The highest level was 21.7 footcandles directly under the center of the canopy. Being LED fixtures, lighting levels drop significantly along the edges of the canopy, to 13.7 footcandles as the highest point of light on the north west corner. Outside of the canopy boundary, all footcandle levels are in the single digits.
16. The VDRB reviewed Conditional Use and Site Plan Review criteria with the applicant.

After additional discussion, Ms. Cole moved with a second by Ms. Spector to approve the application as presented.

The motion was approved with a 3-0 vote.

B. V-3453-19 R.L. Vallee, Inc.

After discussion the following findings of fact were established:

1. The VDRB reviewed a site plan and numerous photographs and renderings.
2. The owner wishes to move the existing sign to a new location deemed safer than the existing location.
3. A Mobil blue colored band would be added around the top of the gas canopy which is currently solid white.
4. Per the request of the Design Review Board, the red "Synergy" signs originally proposed to be placed next to each pump have been removed from the request.
5. A small number sign colored red meant to identify each pump is proposed.
6. The VDRB did not see an issue with these as they are small and are required for safety purposes, pump identification.
7. The existing free standing sign would be relocated north. It would be placed 29' north of the fire hydrant in the tree lawn along Route 4. This would be in line with the north edge of canopy. The existing system of illumination would be used for the relocated sign.

After additional discussion, Ms. Cole moved with a second by Ms. Spector to approve the application as presented.

The motion was approved with a 3-0 vote.

C. V-3458-19 Mon Vert Cafe

The Application was CONTINUED to the June 26th meeting as the Board wishes to hear their testimony.

IV. APPROVAL OF MINUTES

The approval of the May 22, 2019 has been continued to the June 26, 2019 meeting.

V. NEXT MEETING

The next meeting of the VDRB will be June 26, 2019.

VI. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted,

Lynn Ellen Beach
Planning & Zoning Assistant