



# TOWN OF ST. JOHNSBURY

## DEVELOPMENT REVIEW BOARD

### AGENDA

THURSDAY, DECEMBER 17, 2020; 7:00 PM

The St. Johnsbury Development Review Board hereby gives notice of a public hearing to be held on Thursday, December 17, 2020, at 7:00 p.m. In accordance with Act 92 there will be no in-person, physical location for the meeting. The meeting will be held only on Zoom. Follow the link below for zoom and phone link for remote meetings: <https://www.stjvt.com/town-of-st-johnsbury-vt-public-meetings>.

### AGENDA

#### 1. Convene meeting/public hearing.

2. Confirm quorum: \_\_ Lyon \_\_ Emmons \_\_ Higgs \_\_ Nickerson \_\_ Sipples \_\_ Waldner \_\_ Chambelin

#### 3. Approval of minutes.

#### 4. New business.

Application of Jon Chase at 565 Lafayette for a variance from the front yard set-back requirements. The front portion of the parcel involving the set-back in in the Residential B zoning district (three fourths of the parcel to the rear is located in the Mixed Use zoning district). Sections: 206 (variance); 302 (setbacks); and 310 (Residential B). Zoning ID#2020-086.

Appeal of Ms. Darcy LaPointe from an action of the zoning administrator which notified her a fence is in violation of the zoning bylaws at 39 Pleasant Street. The parcel is located in a Residential B zoning district. Sections 103.8 (appeals) and 462 (fences). Zoning complaint/violation ID#2020-012.

Application of Passumpsic Bank at 497 Railroad Street for the replacement of existing signs. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; 311, Mixed Use district; and 461 signs. Zoning ID#2020-087.

Application of Passumpsic Bank at 1236 Main Street for the replacement of existing signs. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; 311, Mixed Use district; and 461 signs. Zoning ID#2020-088.

Application of St. Johnsbury Development Fund by Dr. David McGrath for a 280 sq. ft. addition to include an entry vestibule, elevator and elevator machine room on the Pearl Street side of the building located at 131 Railroad Street. The land is located in a Mixed-Use zoning district with Design Control District overlay. Section 203, site plan review; 205, design control; 311, Mixed-Use; and 461, signs. Zoning ID# 2020-089.

## **5. Old business.**

Application of New Avenue Housing LP at 10 Eastern Avenue for the installation of a door along the Railroad Street sidewalk at the current building entrance under the bay window, including associated concrete stoop and railings to meet life safety codes. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; 311, Mixed Use district; and 461 signs. Previous zoning permits issued for site plan approvals, variance and sign approval. Zoning ID#2020-080.

Application of Premium Properties LLC for a change of use to restaurant, site plan review, approval of signs and other activities at 18 Federal Street. The land is located in a Mixed-Use zoning district with Design Control District overlay. Section 205, design control; 311, Mixed-Use; and 461, signs. Zoning ID# 2020-077.

## **6. Adjourn meeting.**

**For information about this agenda or meeting contact H. Paul Berlejung, zoning administrator at 802-748-3926, ext. 3 or at [zoning@stjvt.com](mailto:zoning@stjvt.com).**