



TOWN OF ST. JOHNSBURY

DEVELOPMENT REVIEW BOARD

AGENDA

THURSDAY, MAY 27, 2021; 7:00 PM

The St. Johnsbury Development Review Board will conduct a public hearing on the above date and time. In accordance with Act 92 there will be no in-person, physical location for the meeting. The meeting will be held on Zoom alone. Follow the link below for internet 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 __ Chamberlin

3. Approval of minutes.

4. New business.

Application of **M & R Properties LLC** for, inter alia, the removal of an asphalt drive, garage and west portion of the existing vacant structure at 451 Summer Street and to build a drive way and garage on the west side of the structure (parcel #234011). The land is located in a Residential B zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 310, Residential B district. Zoning ID#2021-027.

Application of **Chris and Johnna Kendall** to add a fence, add a shed and replace the roof on a carport at 114 Church Street (parcel #234025). The land is located in a Residential B zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 310, Residential B district. Zoning ID#2021-031.

Application of **Barry and Cynthia Waldner** to place a shed on an existing concrete pad that is within the setbacks at 42 Pinewood Drive (parcel #504008). The land is located in a Residential B zoning district. Section 310, Residential B district. Zoning ID#2021-035.

Application of **Patrick Bresnahan** for a division of land at 103 Tremont (parcel 202034.001). The land is located in a Residential B zoning district. Section 203, site plan review; section 310, Residential B district; and Article V, subdivision of land. Zoning ID# 2021-006.

Application of **CCR Properties LLC** for a Conditional Use Permit to build a self-storage facility at 496 Old Center Road (parcel #100022). The land is located in a Mixed Use zoning district. Section 203, site plan review; and mixed use district, section 311. Zoning ID# 2021-043.

Application of **Ralston Mill, Inc.** for a Conditional Use Permit at 515 Bay Street to locate a retail store and storage in an existing building and construct a 10'X30' commercial accessory structure at or above the 100 year flood elevation (FEMA). Section 203, site plan review; section 311, mixed use district; section 437, storage of flammable liquids and other hazardous material; and section 450, flood hazard regulation. Zoning ID# 2021-044.

Application of **S. Hudson Properties LLC** for a Conditional Use Permit for a restaurant/bar at 1746 Memorial Drive (parcel 502015). The land is located in a Mixed Use zoning district. Section 203, site plan review; and section 311, Mixed Use district. Zoning ID# 2021-045.

Application of **D. Spates** by **Rural Edge** (agent) for a Conditional Use Permit for the conversion of empty offices and group home to nine one and two family dwelling units at 108-114 Cherry Street (parcel 235054). Sections: 105, Design Advisory Committee; 203, site plan review; 205, Design Control District; and section 311, Mixed Use district. Zoning ID# 2021-049.

Application of the **Town of St. Johnsbury** at 1249 Main Street (parcel 234074) for a Conditional Use Permit for the renovation (inter alia, partial demolition and rebuild) of the vacant armory. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; section 203, site plan review; 205, Design Control District; and 311, Mixed Use district. Zoning ID#2021-050.

5. Old business.

Application of **Hood & Ayer LLP** by its agent **Lance Garrett** to erect a sign at **446 Railroad Street, Suite #1**, Flipped VT, (parcel 238027). The parcel is located in a Mixed-Use zoning district with Design Control District overlay. Sections 105 (DAC), 205 (Design Control), 311 (Mixed Use) and 461 (signs). Zoning ID#2021-014.

Application of the **Town of St. Johnsbury** for the placement of electric vehicle charging stations at several locations in downtown St. Johnsbury. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 311, Mixed Use district. Zoning ID#2021-021.

6. Other business.

7. 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.