



TOWN OF ST. JOHNSBURY

AGENDA

DEVELOPMENT REVIEW BOARD TOWN OF ST. JOHNSBURY, VT

The St. Johnsbury Development Review Board hereby gives notice of a public hearing to be held on Thursday, October 28, 2021, at 7:00 p.m. The in-person, public hearing will be held in the Welcome Center, Pomerleau Building, 51 Depot Square. Zoom option: a) phone in 1-646-558-8656; or b) internet at ID 845 4897 6859 and Passcode 401 696.

The following items of business will be considered:

1. Approval of minutes.

2. New business:

Appeal of Judith Bourque from an action of the zoning administrator which notified her of a violation of Section 415 of the zoning bylaws at 89 Maple Street. The parcel is located in a Mixed Use zoning district with Design Control District overlay. Appeals, section 103.8; Design Control, section 205; Mixed Use, section 311; and Motor Vehicle Storage and use, section 415. Zoning ID# 2021-097. (Complaint/violation ID#2021-007).

Request of Premium Properties LLC for the board to clarify/reconsider the terms of Zoning Permit 2020-077 at 18 Federal Street (parcel 238 047). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Design Control, section 205; Mixed Use, section 311; and Signs, section 461. Zoning ID# 2021-098.

Application of Northeast Veterinary Real Estate by its agents for site plan review at 54 Western Avenue (parcel 237 056) for a change of use from an animal hospital/veterinarian's office to a medical office, an office and a single family dwelling. The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Mixed Use, section 311. Zoning ID# 2021-099.

Withdrawn. ~~Application of C & K Roy by their agent for a change of use for 13 residential apartments and two storefront commercial spaces and for a site plan review at 560 Railroad Street (parcel 238 004). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Mixed Use, section 311. Zoning ID# 2021-100.~~

Application of T & K Smith to build a shed at 22 Mount Pleasant (parcel 233 012). The parcel is located in a Residential A zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Residential A, section 309. Zoning ID# 2021-101.

Application of David Brown at 94 Grandview Terrace for a division of land (parcel 100052) including a waiver of any area, density or dimensional standards. The parcel is located in a Rural Lands One zoning district. Rural Lands One, section 306; and subdivision of land, Article V. Zoning ID# 2021-102.

3. Old business: Application of St. Johnsbury Academy for the approval of a site plan and design review at 113 Fairbanks Drive. The land is located in a Residential B zoning district with Design Control District overlay. (Parcel 261001). Sections: 105, Design Advisory Committee; 205, Design Control; and 310 Residential B district. Zoning ID# 2021-086. (The change of use to an office was approved August 26, 2021).

4. Other business. Update by the Planning Commission relating to draft changes to the zoning bylaws.

5. Adjourn meeting.

For information about this agenda or meeting contact H. Paul Berlejung, zoning administrator at 802-748-3926, ext. 3, cell-802-748-2939 or at zoning@stjvt.com.