



TOWN OF ST. JOHNSBURY

PUBLIC NOTICE 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, December 30, 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.

Application of Sunny Acres LLC for a division of land and waiver of any area, density or dimensional requirements at 2703 Portland Street (parcel 111 059). The parcel is located in a Commercial zoning district. Commercial district, section 312; and subdivision of land, Article V. Zoning ID# 2021-111.

Application of Jeffrey and Donna Goodwin for a division of land at 460 Mooney Road (parcel 100007.011). The parcel is located in a Rural Lands Two zoning district. Rural Lands Two, section 307; and subdivision of land, Article V. Zoning ID# 2021-115.

Application of St. Johnsbury Baseball for a Conditional Use Permit for a spillway and associated work at 63 Almshouse Road (parcel 242014). Section 203, site plan review; section 315, Conservation District; and section 450, flood hazard regulation. Zoning ID# 2021-116.

3. 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 Lucas Currier and Travis Butts for a division of land at 892 Old Man Mountain Road (parcel 010 007.002). The parcel is located in a Rural Lands 2 zoning district (with a small portion possibly in Rural Lands 1). Rural Lands 2, section 307; and subdivision of land, Article V. Zoning ID# 2021-107.

Application of New Depot Square Commercial Property LLC and New Avenue Housing LP by their agent for a revision to the site plans previously approved in zoning permits 2019-050 (as amended), 2020-058 and 2020-080 at 10 Eastern Avenue (parcel 238039 and 238039.002). The

parcel is located in a Mixed Use zoning district with Design Control District overlay. Site plan review, section 203; Design Control, section 205; and Mixed Use, section 311. Zoning ID# 2021-110.

4. Other business.

5. Participation in the proceeding is a prerequisite to the right to take any subsequent appeal.

6. Information concerning this hearing may be obtained from H. Paul Berlejung, zoning officer, at 802-748-3926, extension 3, or by email at zoning@stjvt.com. By H. Paul Berlejung, zoning officer, St. Johnsbury, VT.