



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, January 27, 2022, 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 Barry Waldner from an action of the zoning administrator issuing permit #2021-112 for a second, wooden fence to be erected next to an existing wire fence that was previously permitted at 130 Cross Avenue (parcel 504015). The parcel is located in a Residential B zoning district. Appeals, section 103; Residential B zoning district, 310; and fences, 462. Zoning ID# 2021-112. (Complaint/violation ID#2021-012).

Appeal of Martha Gibson from an action of the zoning administrator informing the Gibsons agriculture uses at their property at 35 Valley Street to include the raising of poultry, goats and other livestock, is not a use allowed in a Residential B zoning district (parcel 261042). The parcel is located in a Residential B zoning district. Appeals, section 103; Residential B zoning district, 310; and agriculture definition, p. 105. Zoning ID# 2021-118. (Complaint/violation ID#2021-013).

Application of New Depot Square Commercial Property LLC and New Avenue Housing LP by their agent to install a sign at 24 Eastern Avenue (parcel 238039 and 238039.002). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Control, section 205; Mixed Use, section 311; and Signs, section 460. Zoning ID# 2022-001.

Application of Mahlon Davis for a change of use to an event venue featuring indoor and outdoor events with a coffee shop at 336 Main Street (parcel 130014). The parcel is located in a Residential B zoning district. Residential B zoning district, section 310; site plan review, section 203; and may be located in a flood hazard area, section 450. Zoning ID# 2022-002.

Application of trustees Paul and Suzanne Taylor for a division of land and waiver of any area, density or dimensional requirements 328 Houghton Bridge Road (parcel 010023). The parcel is located in a Rural Lands Two zoning district (with a small portion in the Rural Lands One zoning district not applicable here). Rural Lands Two zoning district, section 307; and subdivision of land, Article V. Zoning ID# 2022-003.

3. Old business. 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.

4. Other business.

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.