



# 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, March 24, 2022, at 7:00 p.m. The public hearing will be in-person and will be held in the Welcome Center, Pomerleau Building, 51 Depot Square. There will be no Zoom option.

The following items of business will be considered:

#### **1. Approval of minutes.**

#### **2. New business.**

Application of Bonnie Cleverly and Alysia Todd for: 1) request to place a greenhouse closer than the Residential B's setbacks of 20' front, 15' each side and 25' as the lot is only 52' wide; and 2) a conditional use permit to allow the building of a chicken coop and raise chickens in the Residential B zoning district at 256 Pleasant Street (parcel 214021). The parcel is located in a Residential B zoning district. Variances – section 206; and Residential B zoning district – section 310. Zoning ID#2022-010.

Application of Green Mountain Realty Trust by its agent for a Conditional Use Permit for a non-residential accessory structure/an EV charging station (1,200 electrical service/transformer; two supercharger cabinets; and eight DC fast charge posts) at 857 Memorial Drive (parcel 501-055). The parcel is located in a Commercial zoning district. Site plan review - section 203; and Commercial zoning district – section 312. Zoning ID#2022-012.

~~Withdrawn. Application of St. Johnsbury Academy for approval of a fire escape 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. (Original permit for change of use to an office approved August 26, 2021; first amendment for site plan approved October 28, 2021).~~

Application of Bay Street LLC for temporary storage of top soil at 659 Bay Street (parcel 262055). The parcel is located in a Mixed Use zoning district and within the Special Flood Hazard Area (100 year flood plain). Section 311, Mixed Use zoning district; Part 5, Flood Hazard; and definition of "fill". Zoning ID#2022-014.

#### **3. Old business.**

Application of Mahlon Davis for a commercial event venue – coffee house 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 New Depot Square Commercial Property LLC and New Avenue Housing LP by their agent What To Wear VT to install a sign at 14 Eastern Avenue (parcel 238039 and 238039.002). The parcel is 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# 2022-007.

**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](mailto:zoning@stjvt.com).