



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, April 28, 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 Bruno and Paul Ravel by their agent for a non-commercial wall painting at 23 Depot Sq. (parcel 238031). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Control, section 205; conditionally permitted uses, section 304; and mixed use district, section 311. Zoning ID# 2022-015.

Application of E.T & H.K. Ide by their agent for changes to a site plan previously approved (2021-007 and 2021-093) at 202 Bay Street (parcel 243 027). The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 203, site plan review; 205 Design Control; and 311, Mixed Use district. Zoning ID# 2022-017.

Application of Cari and Ian Carlet to place a 12' X 24', prefabricated shed, on skids, at 427 Concord Avenue (parcel 242 045). The parcel is located in a Residential B zoning district and within the Special Flood Hazard Area (100 year flood plain). Section 310, Residential zoning district; and Part 5, Flood Hazard. Zoning ID#2022-018.

Application of Carol Havemann-Lynch for a residential subdivision at 996 Goss Hollow Road (parcel 050 041). The parcel is located in the Rural Lands One and Rural Lands Two zoning districts. Rural Lands One zoning district, section 306; Rural Lands Two, section 307; and subdivision of land, Article V. Zoning ID# 2022-019.

Application of Matthew and Kimberly Keafer to expand a non-conforming use (shop extension) at 1021 US Rte. 2 E (parcel 120 062). The parcel is located in a Residential Town zoning district. Residential Town, sec. 308; and non-conforming uses, sec. 402. Zoning ID# 2022-020.

Application of SVSO1, LLC, for permission to convert an attic to a third dwelling unit at 100 Pearl Street (parcel 262 034). Parcel is in a Mixed Use zoning district with Design Control District overlay. Sections: 205, design control; and 311, Mixed Use. Zoning ID# 2022-021.

Application of 67 Eastern Avenue LLC by its agent to install a sign at 301 Pearl Street (parcel 237 034). 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# 2022-022.

Application of S. Hudson Properties LLC for a site plan approval of a Conditional Use Permit for a restaurant/bar at 1746 Memorial Drive (parcel 502015) that was previously issued (2021-045). The land is located in a Mixed Use zoning district. Section 203, site plan review; and section 311, Mixed Use district. Zoning ID# 2022-023.

3. Old business. 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.

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.