



TOWN OF ST. JOHNSBURY

DEVELOPMENT REVIEW BOARD

AGENDA

THURSDAY, MARCH 25, 2021; 7:00 PM

The St. Johnsbury Development Review Board will conduct a public hearing on the above date and time. In accordance with Act 92 there will be no in-person, physical location for the meeting. The meeting will be held on Zoom alone. Follow the link below for internet and phone link for remote meetings:

<https://www.stjvt.com/town-of-st-johnsbury-vt-public-meetings>.

AGENDA

1. Convene meeting/public hearing.

2. Confirm quorum: __ Lyon __ Emmons __ Higgs __ Nickerson __ Sipples __ Waldner __ Chamberlin

3. Approval of minutes.

4. New business.

Application of **S. Hudson Properties LLC** for a division of land at 228 Sanger Circle, parcel 502032. The land is located in a Mixed Use zoning district. Section 203, site plan review; section 311, Mixed Use district; and Article V, subdivision of land. Zoning ID# 2021-006.

Application of **Hood & Ayer LLP by its agent St. Michael's Defense to erect a sign at 446 Railroad Street, Suite #2**, 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#2021-010.

Application of **Hood & Ayer LLP by its agent Lance Garrett to erect a sign at 446 Railroad Street, Suite #1**, 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 **Maple Grove by its agent Michael Pacheco** for a change of use to a Motel/short term lodging and site plan approval at 1033 Portland Avenue, parcel 271036. The parcel is located in a Commercial zoning district. Sections 203 (site plan review and 312 (Commercial district). Zoning ID#2021-016.

Application of **Fairbanks Museum & Planetarium** for the placement of solar panels on a structure located at 60 Charles Street, parcel 235045. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 311, Mixed Use district. Zoning ID#2021-017.

Application of **DMVV Holdings for the placement of outdoor lighting at 218 Eastern Avenue**, parcel 235083. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 311, Mixed Use district. Zoning ID#2021-018.

Application of the **Town of St. Johnsbury** for the placement of electric vehicle charging stations at several locations in downtown St. Johnsbury. The land is located in a Mixed Use zoning district with Design Control District overlay. Sections: 105, Design Advisory Committee; 205, Design Control District; and 311, Mixed Use district. Zoning ID#2021-021.

Application of **Saddleback Meadow LLC** for the approval of a subdivision of land on Breezy Hill Road, with no E911 address assigned (approximately #470), parcel 292003.001, aka Lot #6. The land is located in a Residential Town zoning district. Sections: 308, Residential Town; and Article V, subdivision of land. Zoning ID#2021-022. Conditional Use Permit #2019-001 stated: **Permit issued for:** 1) removal of condition from Permit 2005-001 which stated Lot #6 "...will not be developed until all other lots are connected to town's sewer system[.]" ; and 2) allow for the subdivision of Lot #6; and **Conditions of approval:** 1) removal conditions – none – sewers will not be extended to Lot #6; and 2) any lots created by any future subdivision of Lot #6 shall be conforming; and the subdivision of Lot #6 shall be in accordance with the application packet submitted with the application in the zoning administrator's office.

5. Old business.

Application of **Northeast Kingdom Human Services at 1111 Main Street**, parcel 237017, to construct a handicap ramp, handicap parking space, place a sign and to modify zoning permit 2019-088 if needed. The parcel is located in a Mixed-Use zoning district with Design Control District overlay. Sections 105 (DAC), 205 (Design Control) and 311 (Mixed Use). Zoning ID# 2021-005.

6. Other business.

7. Adjourn meeting.

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