



# 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, October 28, 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:

Appeal of Judith Bourque from an action of the zoning administrator which notified her of a violation of Section 415 of the zoning bylaws at 89 Maple Street. The parcel is located in a Mixed Use zoning district with Design Control District overlay. Appeals, section 103.8; Design Control, section 205; Mixed Use, section 311; and Motor Vehicle Storage and use, section 415. Zoning ID# 2021-097. (Complaint/violation ID#2021-007).

Request of Premium Properties LLC for the board to clarify/reconsider the terms of Zoning Permit 2020-077 at 18 Federal Street (parcel 238 047). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Design Control, section 205; Mixed Use, section 311; and Signs, section 461. Zoning ID# 2021-098.

Application of Northeast Veterinary Real Estate by its agents for site plan review at 54 Western Avenue (parcel 237 056) for a change of use from an animal hospital/veterinarian's office to a medical office, an office and a single family dwelling. The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Mixed Use, section 311. Zoning ID# 2021-099.

~~**Withdrawn.** Application of C & K Roy by their agent for a change of use for 13 residential apartments and two storefront commercial spaces and for a site plan review at 560 Railroad Street (parcel 238 004). The parcel is located in a Mixed Use zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Mixed Use, section 311. Zoning ID# 2021-100.~~

Application of T & K Smith to build a shed at 22 Mount Pleasant (parcel 233 012). The parcel is located in a Residential A zoning district with Design Control District overlay. Design Advisory Committee, section 105; Site Plan Review, section 203; Design Control, section 205; and Residential A, section 309. Zoning ID# 2021-101.

Application of David Brown at 94 Grandview Terrace for a division of land (parcel 100052) including a waiver of any area, density or dimensional standards. The parcel is located in a Rural Lands One zoning district. Rural Lands One, section 306; and subdivision of land, Article V. Zoning ID# 2021-102.

**3. Old business:** Application of St. Johnsbury Academy for the approval of a site plan and design review 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. (The change of use to an office was approved August 26, 2021).

**4. Other business.** Update by the Planning Commission relating to draft changes to the zoning bylaws.

**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).