

*Caledonian Record*  
*9/28/22*  
**TOWN OF ST. JOHNSBURY**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of St. Johnsbury that the St. Johnsbury Planning Commission will hold a public hearing at The Welcome Center in the Town of St. Johnsbury, on **Tuesday, October 18, 2022, at 6:30 PM**. The hearing will be held for public review of and comment on two sets of amendments to the St. Johnsbury Zoning and Subdivision Code of Ordinance (Land Use By-laws) pursuant to Title 24 VSA, Ch. 117 §§ 4441-4444. Full context of the proposed modifications and the Planning Commission's report are available in the Town Clerk's office or online at STJVT.com.

**1. First set of amendments:** The following bylaw definition addition and zones are proposed to be added to the Zoning and Subdivision Code of Ordinances (zoning bylaws): Section 7. Section 303.9; Definition: Horticulture is the science, art, and practice of growing fruits, vegetables, flowers, and ornamental plants.

**2. Second set of amendments:** The following bylaw changes are proposed to be added to the Zoning and Subdivision Code of Ordinances (zoning bylaws): Section 314.2, Health Services uses. Add under "Permitted upon issuance of a conditional use permit:"

- Single family dwelling.
- Two family dwelling.
- Multi-family dwelling.

**3. The proposed amendments and definitions are consistent with the goals and policies of the St. Johnsbury Town Plan.**

October 18, 2022

## **Planning Commission Reporting Form for Municipal Bylaw Amendments**

This report is in accordance with 24 V.S.A. §4441(c) which states:

*"When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments. .... The report shall provide (:)*

*(A) brief explanation of the proposed bylaw, amendment, or repeal and .... include a statement of purpose as required for notice under §4444 of this title,*

**1. The following additions to the St. Johnsbury Zoning and Subdivision Code of Ordinance (Land Use By-laws) Section 314.2 Uses, "Permitted upon issuance of a conditional use permit." are proposed:**

- **Single family dwelling**
- **Two family dwelling**
- **Multifamily dwelling**

**The purpose of the definition amendment is to allow appropriate and beneficial land use to the Health Services zone.**

*(A)nd shall include findings regarding how the proposal:*

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the definitions and bylaw amendment concerning Goal #1, 1.3, 1.5; Goal #2, 2.3, 2.5; Goal #3, 3.3, 3.5*
- 2. Is compatible with the proposed future land uses and densities of the municipal plan.*