



TOWN OF ST. JOHNSBURY

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Special Meeting of the St. Johnsbury Select Board May 23, 2022 @ 5:30 pm

Present-

Select Board: Brendan Hughes, Dennis Smith, Frank Empsall, Tracy Zschau, Steve Isham

Staff: Chad Whitehead, Rachel Waterhouse, Paul Berlejung (via zoom)

Press: KATV

Public: Linwood Smith, Mary Berlejung (via zoom)

Planning Commission Public Hearing:

- Chad Whitehead, Town Manager explained that the purpose of the proposed definitions will provide clarity to Zoning and the DRB Committee. Chad provided an overview of the proposed bylaw amendments including the following.
 - Defined Self-storage units and permitted and conditional use locations.
 - Defined Freight storage container and permitted and conditional use locations.
 - Defined Pet services and permitted and conditional use locations.
 - Defined Veterinary services and permitted and conditional use locations.
 - Defined specific uses for freight storage containers including that a freight storage container cannot exceed 55 feet long, is parked to meet setbacks and will require a temporary permit valid for one year. A year after the temporary permit has been issued the freight storage container becomes permanent.
- Chad expressed that this meeting was the first of two public hearings. The second public hearing will take place on June 13th at 5:30 pm.
- Chad reviewed the following statement from the St. Johnsbury Planning Commission, "The St. Johnsbury Planning Commission finds that these proposed revisions to the St. Johnsbury Zoning and Subdivision Code of Ordinances:
 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, 1.1, 1.3, 1.9.
 2. Is compatible with the proposed future land uses and densities of the municipal plan."
- Linwood Smith asked for clarification on if utility trailers would be taxed. Chad said he would get clarification but what is taxable is up to the Assessor's Office not the Zoning Administrator or the Planning Commission. The taxable language originally included in the proposed updates has been removed and taxes will be up to the Assessor's Office to determine.
- Linwood Smith asked if that would include campers. Chad said that would be up to the Assessor's Office.
- Dennis asked if the camper and utility trailer were permanent. Linwood Smith said the utility trailer was used to haul stuff in.

- Tracy mentioned that if the camper or utility trailer is able to be used on the road she believes it does not apply.
- Dennis mentioned that the Select Board and Planning Commission do not determine taxes that is up to the Assessor. The Assessor would be able to tell if the storages are taxable. Chad commented that he does not believe with the bylaw changes it will determine if something is taxable or not.
- Linwood Smith commented that each year his payroll is getting small and smaller on the farm and he doesn't need any more expenses. Chad said he will follow up with the Planning Commission and the Assessor's Office for clarification.
- Dennis mentioned that the proposed plan refers to freight storage containers being parked in driveways or parking areas. What constitutes those areas?
- Tracy agreed that there need to be more clarification on the parking locations of freight storage containers.
- Steve Isham commented that he is under the impression that if considered permanent it can be taxed even if it's under the year timeline. Chad said he would get clarification.
- Tracy mentioned that the proposed amendments had some typos in sections A and F.

On a motion by Brendan and second by Dennis the board adjourned by unanimous decision.