

**Minutes- DRAFT**  
**Special Meeting of the St Johnsbury Select board**  
**May 2, 2016 at 6:00PM-Pomerleau Building**

Present- SB: Jeff Moore, Kevin Oddy, Tim Angell, Tom Moore

Staff- Chad Whitehead, Joe Kasprzak, Maurine Hennings  
Planning Commission (PC): Ed Behr, Jim Brown, Ben Copans

Press- News 7

Meeting opened at 7:00PM

Public Hearing for Bylaw Amendments for Commercial Event Venues:

Jeff Moore Read the warning for the proposed changes: “The purposes of the proposed Zoning By-law amendment is to add a definition and placement of Commercial Event Venues to the Zoning By-laws of the Town of St. Johnsbury, VT.

Commercial Event Venues: Outdoor spaces and buildings, including, but not limited to, barns and other accessory structures, rented for temporary use or private or public functions such as large meetings, conferences, exhibits, banquets, and celebrations. Food may be prepared and/or catered at these locations. Appropriate licenses and permits must be obtained.

Commercial Event Venues would be Conditionally Permitted in all districts except Conservation.”

Kevin Oddy asked if it makes sense in all areas, including Residential. The PC members indicated that they had discussion about this and decided they wish was to allow it as a town wide standard and rely on the Development Review Board (DRB) to review and place conditions.

Maurine Hennings indicated that there was several businesses that could allow events within residential areas.

Kevin Oddy indicated that applicants need to be aware that noise ordinance still apply.

Jim Brown indicated that the DRB needs to be aware of these type of conditions.

Tim Angell asked if NVDA review concerns were addressed, and PC members indicated that the small lots may be a challenge for this type of use and it would need to be taken into consideration during conditional use review.

Jeff Moore asked if there was a parameter that establishes a difference between a Commercial Event Venue vs a host. Maurine Hennings indicated that if the space is rented it becomes a commercial event.

On a motion by Kevin Oddy and second by Tim Angell.