

**Special Meeting of the St Johnsbury Select board
August 8, 2016 at 6:00PM-Pomerleau Building**

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

Staff- Chad Whitehead, Susan Cherry

Press- KATV

Meeting opened at 5:00PM

Zoning Bylaw Amendments Hearing: Susan Cherry of the Planning Commission outlined the proposed amendments. The amendments as warned are as follows:

Section 303 Generally Permitted Uses: The following uses are generally permitted in all zoning districts. [add: "A zoning permit is required in accordance with Section 202.1.]

Section 311 Mixed Use:

- *Change Retail sale to Retail Store (to fit with definition) this will stay in Permitted Uses.*
- *Add Motor Vehicle Sale and Repair to Conditionally permitted*

Definitions:

Large Retail store: Currently reads: Shop or store comprising ~~seventy-five thousand (75,000)~~ [change to "twenty-five thousand (25,000)"] square feet or more or gross floor area for the sale of retail goods, personal service shop and department store; and shall exclude any drive-up service, free-standing retail stand, gasoline service and motor vehicle repair service, new and used car sales service, trailer and mobile home sales and service, convenience store [add: and controlled substance dispensary.]

Retail Service: Establishments providing services or entertainment, as opposed to products, to the general public, including, [add: but not limited to,]finance, real estate and insurance, photography studios, hair care and grooming services, amusements and recreation services, health, educational and social services or dental or eye care offices.

Retail Store: Shop and store comprising twenty-five thousand (25,000) square feet or less of gross floor area for the sale of retail goods, personal service shop and department store; and shall exclude any drive-up service, temporary stands or vehicles used by street vendors, gasoline service and motor vehicle repair service, new and used car sales service, trailer and mobile home sales and service, convenience store [add: and controlled substance dispensary].

Service Area: Trash storage, loading dock or bulk non-vehicle storage (Sec. 419).

Commercial Event Venues: Outdoor spaces and/or whole or partial buildings, including, but not limited to, barns and other accessory structures, offered to the public to conduct private or public functions such as large meetings, conferences, exhibits, banquets, and celebrations. Food and beverage may be prepared and/or catered at these locations. Appropriate State and Municipal licenses and permits must be obtained.

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

Kevin Oddy indicated that the Large retail Store should be modified to be “more than 25,000 square feet” to make sure that there is not overlap with the definition of Retail Store, which is 25,000 square feet or less.

Kevin Oddy questioned the term “loading dock” in the Service Area and members of the Planning Commission present indicated they would like to revisit this section of the bylaws for further review.

Kevin Oddy questioned the word “large” in the Commercial Event Venue definition, indicating that either large should be removed or defined.

The meeting adjourned on a motion by Tom Moore and second by Kevin Oddy.