

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 in the Municipal Safety Building Conference room 1187 Main Street, St Johnsbury, Vermont on Tuesday, October 28, 2014 at 7:00 p.m. The hearing will be held for public review of and comment on amendments to Zoning By-laws pursuant to Title 24 VSA, Chapter 117 §4441-4444

The purpose of the proposed Zoning By-law amendments is to:

1. Change the zone for nine (9) land parcels:
 - Zone one (1) land parcel located at 1097 Hospital Drive as Health Services and identified as parcel 52 on the zoning district map. This Parcel is bordered by Mixed Use, Commercial and Health Services districts at the Northeast corner of Memorial Drive and Hospital Drive. The front two buildings on the parcel have been consistently used for medical offices and/or services. A third building at the rear of the parcel houses a Synagogue.
 - Zone eight (8) parcels of land on Rocky Ridge Road back to Rural Lands One. These parcels (identified as 24, 28, 29, 30, 31, 32, 36, and 37.1 on the town district map) were previously entirely or partially zoned Rural Lands One. During the 2013 work completed by the Planning Commission to consistently zone land parcels in related locations, and to minimize residential B properties that were classified in multiple zones, these eight (8) parcels on the cul-de-sac of Rocky ridge road were changed to residential B.
2. Amend Section 311 Mixed Use District of the town bylaws to include six(6) additional conditional uses as they are currently defined in Article VIII of the Bylaws in effect:
 - i. Club
 - ii. Community Care Home
 - iii. Dormitory
 - iv. Funeral Home
 - v. Taxi
 - vi. Auto Service Station

These uses are allowed in both Residential B and Commercial districts. The Planning Commission views the definition of the mixed use district as a blend between these districts and finds these appropriate conditional uses to be evaluated by the Development Review Board on a case by case basis.

The full text of the revised section 311 of the Zoning By-laws and annotated versions of the Zoning District Map can be found in print at 51 Depot Square at the Town Clerk's Office and is available for download on the town website at www.stjvt.com under Governing Documents.

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