

Town of Johnsbury  
Zoning Board of Appeals  
Tannery Pond Community Center  
August 5, 2019

**Attendance:** Phil Goodman, Jim Jones, Danae Tucker ZEO, and Secretary Joann Morehouse

**ABSENT:** Cathy Allen, David Skibinski

**Applicants:** Rich Gregory for Thomas Stoddard

**Guests:** Kevin Bean, Andrea Hogan, Ritch Gregory, and Wendy Millard

**Call meeting to order:** Workshop called to order by Mr. Goodman at 7:10 because there was not a quorum today and if the board went over everything tonight then at the next meeting then everyone would be ready to vote.

Mr. Goodman stated that this variance would be a use variance.

Mr. Gregory told the board that his client Mr. Stoddard has been trying to sell his property as a business for about 2 years with no success and they thought that they might have better luck if it could be considered residential property, so they decided to come to the zoning board to try and get a use variance changing the property from business to residential.

Mrs. Tucker said this building is coded in the tax roll as 483 which is business, all residential are coded in the 200's. She also stated a concern that if this variance was granted that there might be a rash of others wanting to get a variance as well because the business district has a lot of empty storefronts.

There was discussion about when the next Zoning meeting was, and it was decided that the Zoning Board would meet on September 9<sup>th</sup> instead of September 2<sup>nd</sup> because of Labor Day.

The secretary was instructed to renote the variance application and to send a copy of the information to the board members that were unable to attend this meeting.

**Public Hearing:** None

.

**Approval of Minutes:** July minutes could not be approved as there was no quorum.

**ZEO Report:** Report is in the Boards packets.

Meeting closed at 7:50

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled for September 9, 2018 at Tannery Pond**