

**NOTICE OF PUBLIC HEARING**  
**ST. ALBANS CITY PLANNING COMMISSION**  
**MONDAY, JULY 23, 2012**  
**6:30 PM**  
**ST. ALBANS CITY HALL**  
**100 NORTH MAIN STREET, ST. ALBANS, VT**

The St. Albans City Planning Commission will hold a public hearing to consider changes to the St. Albans City Land Development Regulations.

**Section 202 - Defined Terms:**

The Planning Commission will consider revisions and additions to the definitions of Automobile Service Station, Convenience Store and Motor Vehicle Fuel Sales.

Purpose: To provide clarity in the definition of these uses.

Geographic Areas Affected: All of City of St. Albans.

**Section 304 - Permitted and Conditional Uses**

The Planning Commission will consider revisions to how specific uses are listed in the Permitted and Conditional Uses table and in which districts they are conditional or permitted. The affected uses are Automobile Service Station, Automotive Body and Repair Shop, Motor Vehicle Fuel Sales, Motor Vehicle Sales, and Sales and rental of goods, merchandise and equipment within fully enclosed building, no outside storage.

Purpose: To allow each of the uses affected to be considered singularly.

Geographic Areas Affected: The following land use districts: Business 1 (B1), Business 2 (B2) and Service-Industrial (S-IND).

**Section 415 - Automotive Sales, Service, Repair and Fuels**

The Planning Commission will consider adding this section to the Land Development Regulations.

Purpose: To implement special design and form standards in the Business 1 (B1) District and ensure that Motor Vehicle Fuel Sales uses conform to the character of the district.

Geographic Areas Affected: The Business 1 (B1) district.

Full texts of these revisions may be viewed at the St. Albans City Planning and Zoning Office, St. Albans City Hall, 100 North Main Street.

If special accommodations are required, please contact Michelle Boudreau at 802-524-1500 x262 or [m.boudreau@stalbansvt.com](mailto:m.boudreau@stalbansvt.com). For the hearing impaired please call (TTY) # 1-800-253-0191.

## **WRITTEN REPORT ON PROPOSAL, PER 24 V.S.A. § 4441**

The following text fulfills the statutory requirements for a written report on the effects of the entirety of the proposed bylaw revisions in the preceding hearing notice.

1. The proposed revisions to Sections 202 and 304 conform to the St. Albans City Comprehensive Municipal Plan by permitting Convenience Stores (a retail use) in the B1 Central Business Subdistrict, where the Plan states that retail and commercial uses are to be centered in the City. These revisions also permit Sales and rental of goods, merchandise and equipment within fully enclosed building, no outside storage in the S-IND Service Industrial District, which is stated in the Plan to provide for a wide variety of uses. The proposed revisions to Section 415 ensure that the *Motor Vehicle Fuel Sales* use can conform to the Plan's stated goals of a pedestrian focused B1 Central Business Subdistrict with principal buildings that meet or are in close proximity to the public way. These revisions have no predictable effect on the availability of safe and affordable housing.
2. These revisions make no changes to the future land uses listed in the St. Albans City Comprehensive Municipal Plan and have not predictable effect on densities.
3. These revisions do not carry out any specific proposals for any planned community facilities.

### **Contact:**

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