



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 8/18/2026
7:00pm Regular Meeting
St. J. Welcome Center and Zoom
Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair __x__ Ben Copans, Vice chair __x__ Ben Deede __x__ Chase Empsall __x__ Open _____

Others attending: Matt W., Issiah W., Larry Dolan

Planning Commission Meeting

1. Open Meeting. 7:01pm
2. Agenda changes. None.
3. Public Comment. None.
4. Election of Officers 2026- 2027. Chase motion, Ben C. 2nd to keep the same officers and add Chase E. as Secretary. Motion Passed. Jim B., Chair, Ben D., vice-chair, Chase E. secretary.
5. Approval of Minutes of 7/21/2026 meeting. Motion Ben C., 2nd Chase. Motion passed.
6. Update: Short Term Rentals. Review Notice and Report for SB public hearing 8/24/2026.
 - a. Reviewed Notice. Looked at and discussed Zones for STR. Noted civil ordinance request.
7. Transportation. Discussed RCT and their routes. Further discussion concerning transportation and access to public forms of transportation as well as private.
8. Housing development. Reviewed current rural lands and building in that zone around St. J.
9. Town manager report. At SB recent meeting, business owners downtown and homeless and drug related issues
10. ZA report. 15 permits. New building on Railroad, 18d.u. on 3floors in empty lot. Building appearance.
11. Other business. Matter concerning Issiah. Possible replacement.
 - a. Motion by Chase, 2nd by Ben C. to add Larry Dolan to the PC. Motion passed. Further discussion concerning his departure and need to inform the SB.
12. Close meeting. Chase motion, Ben C. 2nd. Motion passed. 8:02pm
(After meeting closed, Matt Walsh revealed he is leaving his position as ZA, done 8/22/2026. He had informed Chad on 8/01/2028)