



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 9/15/2026
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, Clerk ___x___ Larry Dolan ___x___

Others attending: Issiah Willson

Planning Commission Meeting (No video.)

1. Open Meeting. 7:02
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes of 8/18/2026 meeting. Motion to approve with added changes, Chase. Ben C. 2nd. Motion passed.
5. Update: Short Term Rentals. Bylaw addition approved by SB. Questions, comments.
 - a. Issiah mentioned 28 current STR's in St. J. (AirDNA said approx. 46)
 - b. Check on civil ordinance with Chad, Kresten.
 - c. Chair will follow up with an email to Chad and Kresten, concerning civil ordinance.
- 5a. No Zoom video available. Ben C. is willing to be trained to be a backup when needed.
6. Transportation. Updates. RCT making availability on 11/03 a priority. No other info.
7. Housing development. MPG.
 - a. Chair read requirements for MPG.
 - b. Use MPG to hire consultant for block analysis and identification of buildable land, and the obstacles to housing development.
 - c. Ben C. and Ben D. will meet with Joe K. to further understand MPG grant.
 - d. Need for a resolution by SB to finalize the MPG.
 - e. Mentioned the housing analysis report of 2017. Chase would send us a brief on that report.
 - f. PC next meeting 10/20. SB last meeting in October, 10/26/2026
 - g. Chair will check with NVDA concerning MPG process and writing.
8. Town manager report. Discussed items from SB agenda for 9/14/2026.
9. ZA report. Hard copies of TP2025. Edit TP2025 for online update. Hard copies of Bylaw Modernization approved 12/2025.
 - a. There are no hard copies of TP2025 in the office. No copies of Bylaw Modernization.
 - b. Request was made to check with NVDA, regarding their approval of TP2025 and VT state approval. Chair will follow up with NVDA.
 - c. Need the original Word document of TP2025, to edit properly. Chair will check with admin. assistant.
10. Other business. PC Self-evaluation. Chair offered self and group evaluation forms to complete by next meeting for discussion.
12. Close meeting. Ben D. motion. 2nd by Chase. Motion passed unanimously. 8:07pm