



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 10/20/2026
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 __a__ Larry Dolan __x__

Others attending: Issiah W., Jack Thomas, ZA

Planning Commission Meeting (No live video, Zoom.)

1. Open Meeting. 7:04pm
2. Agenda changes.
3. Public Comment. Some talk concerning RPC and the new ZA.
4. Approval of Minutes of 9/15/2026 meeting. Ben C. motion, 2nd Ben D. Motion passed.
5. Housing Development. Municipal Planning Grant. Resolution for presentation to SB.
 - a. Ben C. and Ben D. met with Joe Kasperzak concerning MPG housing development target strategies. Make it a TP2025 update. Both Bens would be writing to MPG.
 - b. Steps: 1. Rough draft. 2. Meet with Chad and Joe, particularly concerning Town funding parts. 3. 11/17 PC meeting. 4. Heads up to SB 11/09 meeting. 5. Meet with ZA next week.
 - c. The process would entail an update to TP2025, with all the standard procedures for acceptance.
 - d. Suggestion presented to bring in other updates, for TP2025 revision.
6. NVDA RPC Regional Plan. Read the RPC plan.
 - a. NVDA regional plan passed. Still needs LURB VT State approval.
 - b. NVDA presented resolution to continue update on RPC plan.
7. Town manager report. Chair presented some items from the SB meeting.
8. ZA report. Hard copies of TP2025. Edit TP2025 for online update. Hard copies of Bylaw Modernization approved 12/2025.
 - a. Hard copy of report handed out. Very well done.
 - b. ZA would check with finance officer concerning budget to print hard copies of TP2025, new bylaws.
 - c. Changed ZA permit design.
 - d. New bylaws have punctuation and reference errors in the document. Check with VLCT for process on bylaws punctuation corrections.
9. PC Self-evaluation. Review zones and bylaw modernization bylaws.
 - a. Chair read through self-evaluation paper. Suggested reading through RPC plan, TP2025, new bylaws.
 - b. Discussion concerning PC group evaluation. A yearly approach to proposed agenda items.
 - c. Reactive v. proactive approach to PC method of operation, SOP. Further PC focus and capacity and function.
10. Budget Process 2026-2027, 2027-2028 pertaining to the PC. Budget process engaged currently.
11. Other business. None.
12. Close meeting. Ben C. motion. 2nd Ben D. Motion passed. 8:25pm.