TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Friday 11/20/2026
Special Meeting

St. J. Welcome Center and Zoom

Minutes

Confirm Quorum of Members Present:
Jim Brown, Chair__x__ Ben Copans, Vice chair __x__ Ben Deede__a__ Chase Empsall, Clerk__x__ Larry Dolan__a__
Others attending: ZA Jack Thomas, Selectboard Chair Frank Empsall, and Issiah Wilson

Planning Commission Meeting

1. Open Meeting. 5:35pm.
2. Public Comment. 5:36pm. None.
3. Municipal Planning Grant. 5:36pm.
    a. Ben C. met with Alison Low, Senior Planner for Northeastern Vermont Development Association (NVDA), to look at possible areas.
        i. Homes for All: getting small-scale development with builders and developers alongside adjacent fields.
        ii. CHIP program: Town encouraged to develop some policy while using tax credits to provide infrastructure.
        iii. New housing returns revenue to the Town and boosts the economy with new local businesses.
    b. Jim expressed following through even if the grant is not received.
    c. Have a public engagement process to inform the community. Policy gives certainty in laying infrastructure.
    d. CHIP has $2 billion in abatement from the State. Helps attract developers to come to St. J.
    e. Chase motion, 2nd Ben C., to accept draft resolution with edits. 5:48pm. Motion passed.
    f. Chase motion, 2nd Ben C., to move and accept to SB with edits and changes. 5:49pm. Motion passed.
    g. Chair signed the Municipal Resolution Form. 5:53pm.
4. Other business. 5:53pm.
    a. Chase briefed on the VT Climate Assessment. Noted volatile wet and dry periods, along with better asphalt for roads to be resilient.
    b. Parking. PC needs to get a handle on parking. If development is coming, parking needs to be addressed.
        i. Look at zones on the map and review TP2025.
        ii. “How to Find Your Zoning District” by Jack Thomas, ZA, has helped.
    c. Chair noted the ZA used to give a monthly report to the SB. Members and the ZA agreed the practice should be brought back.
5. Close meeting. Ben C. motion, 2nd Chase. Motion passed. 6:12pm.