



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, April 16, 2019
7:00 PM – Regular Meeting
Welcome Center – 51 Depot Square

Draft Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair ☒ Ben Copans, Vice chair ☒ Ed Behr, Clerk ☒ Bud Stevens ☐ Larry Dolan ☒ Open ☐ Open ☐
ZA Paul Berlejung

1. Convene Regular Meeting 7:07
2. Review Agenda-Motion by Ed, 2nd by Larry to add TM memorandum, read and discuss. Passed unanimously. PC
decided to continue to approve draft minutes.
3. Public Comment – no public present.
4. Approval of minutes, 3/19/19. Ed motion, 2nd by Ben, approve minutes with changes. Passed unanimously.
5. Town Admin reports – 1. USDA RD RBEG submitted, study marketability of a coop. 2. TIF work continues. 3. Proposed completion date of 9/30
for NRBC Trail project. 4. VCDP submitted application for Depot Square, New Avenue, Project. 5. Tax stabilization, for St. J. Distillery. 5. MPG for
developing a comprehensive downtown master plan. 6. Code compliance, 86% of 1400 units registered. 58 vacant properties. 19 registered.
Recruiting for Fire Marshall position. 7. New DCD in effect 4/16/19
6. ZA report – 24 permits, 11 to DRB, 5 to DAC. 10 Certificates of compliance.
7. Ratify vote on Industrial bylaw change, add funeral home to conditional use. Add “ with or without an attached
residence.” Ed moved, Larry 2nd to ratify vote of 4/02/19. Passed unanimously. Sent back to SB.
8. NFIP, National Flood Insurance Program. Bylaw changes. Updates. Sacha’s visit. SB participation request. Visit on 5/16/19. Request at least 1 SB
member to attend.
9. Restore definition of “self-storage unit” and restore “self-storage unit” to the list of conditional uses in mixed use district, as previous approved
in section 311.2. Check with Town Manager on legal process for such procedure. Decided to do they proper procedure again with “self-storage”
unit, for Mixed use, commercial, industrial zones. Checked with VLCT.
10. Definition of “change of use.” For section VII. Discussed where does change of use end, development begin. Change assessed with building
value. Check with VLCT
11. Tiny houses. Discuss bylaws already in the books to cover. Look at lot sizes. Discussed how many per parcel of land. Public safety, ANR, waste
water removal already determine many regulations on tiny homes.
12. Other Business - none
13. Adjournment – motion by Ed, 2nd by Ben. Passed unanimously. 8:44

Times indicated are meant to be suggested, permissive, not absolute indicators, and can be changed during discussions.