



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday, September 17, 2019  
7:00 PM – Regular Meeting  
Welcome Center – 51 Depot Square  
***Draft Minutes***

Confirm Quorum of Members Present:

Jim Brown, Chair \_\_x\_\_ Ben Copans, Vice chair \_\_x\_\_ Ed Behr, Clerk \_\_x\_\_ Bud Stevens \_\_x\_\_ Larry Dolan \_\_x\_\_

Others attending: \_\_Paul Berlejung\_\_

1. Convene Regular Meeting 7:07
2. Review Agenda, changed item at 7:35 to 8:05, to allow Ben Copans to attend and present.
3. Public Comment – No public present
4. Approval of minutes, 6/18/19, 7/16/19, 8/20/19 – all approved with some changes.
5. Town Admin report – Working on TIF district, waiting for Montpelier to clarify TIF rule. Working on Opportunity Zone info for ACCD. Landlord training workshop, 18 attendees, 9/07/19. Landlord info exchange, topics included bed bugs and hoarding, tenants rights in VT. Code compliance, ZA sent out 2<sup>nd</sup> notices. Construction projects: 1. NBRC, Casey Rental is demolished, ready for path construction. 2. VTRANS park and ride, to be completed end of Nov. Rt 5 bike lanes being rebid. 4. Gilman and Pleasant St., bid out this winter. 5. Water treatment, final design contracts signed. 6. Wastewater treatment plant, project substantially complete.
6. ZA report – 1. Permits, 72 issued, 3 new homes. Dwelling units 620 registered out of 1424. Vacant structures, 50, 32 permitted. Event permits, 3. 4 in process. 911 3 new addresses coordinated with state. Violations, 9 open, 6 resolved.
7. Replacing July 12, 2017, amendments: def of self-storage unit, freight storage containers, pet services, veterinary services, Sect 443: freight storage container. Chair will re-write with changes, send to PC for review.
8. NFIP, National Flood Insurance Program, bylaw changes. Continued work. Check schedule for final draft, Sacha Pealer review, public meetings. Clean copy for all to review by 9/30/19. Oct. Sacha Pealer final review. November our final review before public hearing. 1. Clean copy. 2. Executive summary, series of bullets. No adverse impact, limit to fill, more definitions. 3. By 9/30/19 clean copy to PC and Sacha.
9. Other business, Crepeault Hill in process. Walgreens sign is temp. All Right Springs, water resource. Not working. Who owns it? Get it going. Check with VLCT.
10. Adjournment Motion by Ed, second by Ben. Motion passed. 8