



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 7/19/2022
6:30pm Public Hearing, 7:00pm PC Meeting
St.J. Welcome Center

Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair____ Ben Copans, Vice chair____ Ed Behr, Clerk __ Larry Dolan ____ Open____

Others attending: Susanne Podheiser, Jack Podheiser, Steve Isham, Paul Berlejung

Public Hearing

1. Convene Public Hearing
2. Reading of bylaw changes and definitions. Ed read clean copy.
3. Discussion and comments.
4. Adjournment 7:01

Planning Commission meeting

1. Convene Meeting. Chad Whithead, Town Manager, Joe Kasprzak, Assistant town manager attended.
2. Agenda changes. None.
3. Public Comment. None. Chair mentioned p.c was for items NOT on the agenda.
4. Minutes approval, 6/21/2022. Ed motion, 2nd Ben. Motion passed with noted changes.
5. Public hearing, motions to send updated bylaws and definitions to SB public hearing. Motion Larry, 2nd Ben. Motion passed. Will send clean copy to SB.
6. Manager's Report. Fiscal year started. Minor surplus on the budget. ARPA committee report. New parking space person. Bay Street targeted assessment plan. Armory, 3rd round of requests, ACCD.
7. ZA Report. Permit requests still up, along with zoning compliance.
8. Joe Kasprzak, health zone requested additions to uses. NVRH looking at housing needs, exploring possibilities. No definite plans yet. Just preliminary investigations and research.
9. Solar array consideration. Preferred status request. St. J. with energy plan now has substantial deference.
10. Agriculture zoning. Currently Rural lands 1, 2, permitted, residential town conditional use. Clarification of current regulations on agriculture. There are no bylaws concerning agriculture. Urban ag zones. Separate horticulture, animal husbandry. Lot size per animals. Chickens caged. Animal ordinances, civil ordinances. On agenda for next month.
11. Cannabis retail sales. Zoning changes needed. Next steps consideration. Not considering growing, other ag practices till later.
12. Homelessness. Zoning changes needed. Updates. Temporary solution for this year and 2023 in health zone.
13. NFIP, FEMA, CAC related updates. Further considerations. Paul continues to work on these issues.
14. Other business. None.
15. Adjournment. Ed motion, Larry 2nd. Motion passed. 8:47