



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 8/16/2022

6:30pm Public Hearing, 7:00pm PC Meeting

St.J. Welcome Center

Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair ___x_ Ben Copans, Vice chair _x___ Ed Behr, Clerk _x_ Larry Dolan ___x_ Open ___

Others attending: Paul Berlejung, Chad Whitehead

Public Hearing

1. Convene Public Hearing. 6:35
2. Reading of bylaw changes and definitions for retail cannabis and emergency shelter.
3. Discussion and comments. Retail cannabis was approved. Emergency shelter was tabled, Ed motion, 2nd by Ben, due to needed changes in other bylaws to properly and clearly re-do the current bylaws, 410.3 and 441. Will continue work on bylaw changes on next month's agenda.
4. Adjournment 7:03

Planning Commission meeting. Paul Berlejung, Chad Whitehead, Joe Kasprzak, Shawn Tester, Zeb Overton, Willie Nickerson, Steve Isham, Pam Parker, Lynn Wurzburg,

1. Convene Meeting. 7:04
2. Agenda changes. Ed. Signs and lighting info. Added after item 10.
3. Public Comment. None.
4. Minutes approval, 7/19/2022. Larry motion to accept, Ed 2nd, with change noted. Motion passed
5. Public hearing, motions to send updated bylaws and definitions to SB public hearing. Motion to move retail cannabis definition and zones to Select Board public hearing. Motion by Ben, Larry 2nd. Motion passed.
6. Manager's Report. More LVRT work, using ARPA funds approved. Construction next summer. Wastewater treatment plant work moving forward. Water treatment plant with new tech moving forward.
7. ZA Report. 94 permits issued, code compliance issues continue to be resolved.
8. Joe Kasprzak, health zone changes considered. Critical housing needs here in St. J. Need more conditional use in health zone for single family, 2 family, multifamily dwellings. NVRH CEO Shawn Tester clearly stated the need for housing. NVRH has over 80 acres of available land. Need zoning changes to allow developers to consider development construction in the health zone. PC will consider adding possible zoning additions to conditional use permit at meeting on 9/20/2022
9. Solar array consideration. Martha Staskus, Norwich Solar not present. Discussed current and past solar field development. PC can list requirements for any new solar field, based on past verbal assurances versus actual construction and site appearances. Also, PC may not give a preferred site status to any new proposed fields, given site plans and other info.
10. Agriculture zoning. Further discussions and proposals for definitions and zones. Presented definition for horticulture, separate from agriculture, and proposed permitted use in all zones. PC will consider these additions at next meeting. Will continue work on animal husbandry, zones, and lot sizes as applicable. On agenda for 9/20/2022.
11. Signs and lighting issues, from previous meeting and NVDA comments. Ed will send original agreed upon clean copy to SB for their public hearing, noting the needed changes as presented by NVDA.
12. Other business. None.
13. Adjournment. Motion by Ed, 2nd by Larry. Motion passed. 8:23.