



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday, 9/20/2022  
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, Martha Staskus, Susan Ferguson, Jesse Dimick, Irene Nagel, Lynn Wurzburg, Pam Parker

Planning Commission meeting

1. Convene Meeting. 7:01
2. Agenda changes. None.
3. Public Comment. None.
4. Minutes approval, 8/16/2022. Ed motion, 2<sup>nd</sup> Larry. Motion passed with noted changes.
5. Manager's Report. ARAP, meeting for public outreach. Use for infrastructure, broadband, walking traffic. House on Portland Ave, Habitat for Humanity looked at. Town to decide to use it for employee housing or sell to private party. Paving bids came in too high. Wait till next year, re-bid. Fire hydrant replacement. Old Man Mtn road upgrade. Continuing work on water treatment, wastewater.
6. ZA Report. Permits up. Vacant structures reduced
7. Solar array consideration. Preferred site. Requirements list. Read neighbor's letter. Neighbor does not live next to property. Has a deer stand near it. Much concern expressed by PC members about visibility and location, based on previous arrays and there current visibilty. Norwich rep assured PC it would be less visible than other current arrays. Energy committee members walked the property, gave more assurances concerning the site. Motion presented, "Grant Norwich Solar on Mayhew property preferred site status given site plan and permit, based on PC understanding that the aesthetics would show limited visibility from public places and ground covers be installed to maximize carbon sequestration and maintained by other means than pesticides and herbicides." Motion by Ben, Ed second. Ben, Jim, Ed voted aye. Larry voted nay. Motion passed. Preferred site status granted with noted conditions.
8. Health zone changes considered. Single, double, multi-family units. Motion made to add to Health Services conditional uses, single, double, and multi-family dwellings. Motion by Ed, 2<sup>nd</sup> by Larry. Motion passed with Ben abstaining. Public hearing scheduled for 6:30pm, Tuesday, 10/18/2022, at the Welcome Center. Motion by Larry, 2<sup>nd</sup> by Ed. Motion passed. Ben abstained.
9. NVDA. Irene Nagle, neighborhood designation, bylaw updates, municipal planning grant. Discussed bylaw modernization grant, in consideration of a neighborhood designation, using possibly Concord, Harrison, Elm, Caledonia, Lafayette streets as boundaries. Intent is to build capacity to land use development in the neighborhood. Motion made for using bylaw modernization grant to look at opportunities to increase development of housing in the designated neighborhood. Ben motion, Ed 2<sup>nd</sup>. Motion passed. NVDA would be making the grant application, due 11/01/2022. Also, municipal planning grant to look at placing a growth center on Bay St. Possible consideration for a TIF district. Motion requesting NVDA to prepare a grant application due 12/01/2022 for a municipal planning grant. Motion by Ed, 2<sup>nd</sup> by Larry. Motion passed.
10. Agriculture zoning. Horticulture definition. Animals and lot sizes. Definition of horticulture to be added to Section 7. "Horticulture: the science, art, and practice of growing fruits, vegetables, flowers and ornamental plants." Generally permitted in Section 303.9. Motion by Larry, 2<sup>nd</sup> by Ben. Motion passed. Ed abstained. Motion to move to public hearing on 10/18/2022 at 6:30pm at the Welcome Center. Motion Larry, Ben 2<sup>nd</sup>. Motion passed.
11. Emergency Shelter. Update zones and definition. Section 441 Motion to table this agenda item to next meeting. Ed motion, Larry 2<sup>nd</sup>. Motion passed
12. Other business. None.
13. Adjournment. Ed motion, Larry 2<sup>nd</sup>. Adjourned at 9:01