



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday, 4/19/2022  
7:00pm PC Meeting  
Zoom Meeting

## *Minutes*

Confirm Quorum of Members Present:

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

Others attending: Paul Burlejung, ZA: Racenets: Tim Fair: Zeb Overton.

Planning Commission meeting

1. Convene Meeting. 7:05
2. Agenda changes. Chair suggested moving #10 up to #7, due to other participants all interested in #10. Motion by Larry, 2<sup>nd</sup> by Ed. Motion Passed.
3. Public Comment. Chair clarified, public comment was for anything not already on the agenda. No comments.
4. Minutes approval, 3/15/2022. Larry motion, 2<sup>nd</sup> by Ed, to approve minutes with noted changes, additions.
5. Manager's Report. Discussed a few of the current town events, changes, new construction.
6. ZA Report. Spoke about vacant structures, E911, storage facilities, food trucks.
7. Cannabis retail sales. Zoning changes needed. Discussed model language definition, possible zones, when first retail sales can occur, Cole Memorandum, Cannabis Control Board, VT rules and regs, checking I.D.'s, testing product, geographical distribution of retail cannabis shops, possible next steps of growing processing. PC will be making decisions at May 17<sup>th</sup> meeting for public hearing.
8. Bylaws regarding sign lighting, DCD, updating the details. Possible changes to bylaws. Updates and clean copy. Next steps. Ed made good presentation. Ready at May 17<sup>th</sup> meeting for final copy, decisions for public hearing.
9. NFIP, FEMA, CAC related updates, more work to be done. Chair will forward FEMA, CAC list of need to be added to bylaws. Ben not available, no further discussion.
10. Homelessness. Zoning changes needed. Continued discussion concerning homeless shelter zones, possibly to include RL1, RL2, RT, Mixed Use, Commercial, Health Services. Temporary overnight shelter definition already includes language to directly consider homeless shelters.
11. Other business. Ed presented an issue concerning signs, whereas there appears to be 2 tiers of signs, i.e., those that have taken all the necessary steps according to zoning bylaws, and those signs that just appear in places without any DAC, DRB, approvals. Steps ought to be taken to prohibit the latter, encourage the former.
12. Adjournment. Ed motion, 2<sup>nd</sup> by Larry. Motion passed. 9:02