



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 5/17/2022
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, Willie Nickerson, John Razor

Planning Commission meeting

1. Convene Meeting. 7:07
2. Agenda changes. None
3. Public Comment. None.
4. Minutes approval, 4/19/2022. Motion by Larry, 2nd by Ed, approve minutes with noted change.
5. Manager's Report. Chair briefly summarized some activities related to town management.
6. ZA Report. Permit numbers are still above previous years. Mentioned some permit requests upcoming.
7. Cannabis retail sales. Zoning changes needed. Zones agreed upon are Mixed Use, Commercial. Still need a clean copy of proposed definition. Chair will provide that for June meeting. Also agreed that bylaws related to medical marijuana and other controlled substances would not apply to retail sales of recreational cannabis. The Vt state CCB has those retail sales regulated appropriately.
8. Homelessness. Zoning changes needed. Zones agreed upon are Mixed Use, Commercial, Industrial, Residential Town. Require more relative definitions of homeless shelter for comparison and clarity. Chair will follow up with Jenna O'Farrel and VLCT for more language, definitions, concerning homeless shelter.
9. NFIP, FEMA, CAC related updates, more work to be done. Paul sent updated applications regarding SFHA and flood way to Stephanie and Sacha. Covered for now.
10. Other business. Willie Nickerson brought to the committee issues with livestock in Res B zone. He has appealed and may go to Environmental court. Mentioned he will be organizing a group of interested parties to continue to pursue this issue. Currently, we have no bylaws concerning raising livestock. There is a definition of agriculture which includes raising livestock. Only permitted zones and conditional use zone are Rural Lands 1, 2, Residential Town. Members of the PC expressed interest in pursuing this matter further. Item will be on the agenda for June meeting.
11. Adjournment. Motion by Ed, Larry 2nd. Passed. 9:13pm