



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 6/21/2022
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, ZA, John Razor, Willie Nickerson, Steve Isham, Elizabeth Emmons, John and Cindy Robilard

Planning Commission meeting

1. Convene Meeting. 7:05
2. Agenda changes. Ed, add Lighting and Signage after self-storage item.
3. Public Comment. None.
4. Minutes approval, 5/17/2022. Ben motion, 2nd by Ed, approve with noted change.
5. Manager's Report. Chair shared some of the latest events and issues from previous SB meeting. TIF applications granted for hemp manufacturing, restaurant opening.
6. ZA Report. Many more applications for permits, permits issued this year over last. Discussed various places and requests. Food truck, big success.
7. Agriculture zoning. Currently Rural lands 1, 2, permitted, residential town conditional use. Discussed various issues surrounding the current agriculture definition and the current zones. VT now has Required Ag Practices law, limits their oversight to large farms. Gives local towns more oversight over agriculture activities. Health issues related to livestock, other issues around livestock. John Razor shared some input. Cindy and John Robilard shared the issues around a neighbor with livestock. It is apparent to the PC that new definitions and zones are needed now. Will continue to work on definitions, zones permitted and conditional use. Will be on next few agendas.
8. Self-storage, freight storage. More work from SB public hearing. (?) SB had no more questions at hearing. Now needs to be on the SB agenda, and a vote at the next SB meeting for approval. Then, 30 days, it comes into effect.
9. Lighting and signage, clean copy from Ed. Motion by Ed, 2nd by Larry, to accept wording of clean copy. Motion passed. Motion for a public PC hearing by Ed, 2nd by Larry for public hearing at 6:30pm at The Welcome Center on July 19, 2022. Motion passed.
10. Cannabis retail sales. Zoning changes needed. Motion to public hearing. Definition is as follows: "Cannabis retail establishment" means a location where a person is licensed by the VT Cannabis Control Board to engage in commercial activity to sell recreational cannabis and cannabis products to adults 21 years of age and older for off-site consumption in accordance with state statute. Conditional in mixed use, commercial, industrial zones. Not permitted in all other zones. Motion by Ed, 2nd by Ben to accept definition and zones as written. Motion passed. Motion for a public hearing on 8/16/2023 at 6:30pm at The Welcome Center by Ed, 2nd by Larry. Motion passed.
8. Homelessness. Zoning changes needed. Motion to public hearing. Discussed definition and current shelter definitions. Delete Temporary over night shelter in definitions, replace with Emergency Shelter definition. Definition for Emergency shelter: means any facility, the primary purpose of which is to provide a temporary shelter for people experiencing homelessness in general or for a specific population of people experiencing homelessness, and which does not require occupants to sign leases or occupancy agreements. Conditional in mixed use, commercial industrial, and health zones. Not permitted in all other zone. Motion to accept definition by Larry, 2nd by Ben. Motion passed. Ed abstained. Motion to move definition and zones to a public hearing on August 16, 2022, at 6pm at The Welcome Center by Ed, 2nd by Ben. Motion passed.
9. NFIP, FEMA, CAC related updates, more work to be done. Paul is working with Stephanie to clarify and add proper language to our bylaws and definitions.
10. Other business. None.
11. Adjournment. Larry motion, Ed 2nd. Motion passed. 9:02pm.