



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 1/17/2023
7:00pm PC Meeting
St.J. Welcome Center

Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair __x__ Ben Copans, Vice chair __x__ Larry Dolan __x__ Open __Open__

Others attending: Paul Berlejung, Gillian Sewake

Planning Commission meeting

1. Open Meeting. 7:04pm
2. Agenda changes. None.
3. Public Comment. Chair praised Ed Behr, 2025 – 2022, for his service to the PC and St. J. Chair noted he would not be available for Feb 21, 2023 meeting, and encouraged a meeting because of it's schedule in the town web site.
4. Minutes approval, 12/20/2022. Larry motion, Ben 2nd. Motion passed.
5. Manager's Report. Chair mentioned some agenda items from SB meeting, including budget, town meeting ballots, and parking issues.
6. ZA Report. Mentioned some new permits, web site needing some bylaw updates.
7. Animal husbandry zoning issues. Definitions, land use related bylaws. Given the paper labeled, "Animal Husbandry Language 1132023" and after some discussion, it was generally accepted to look at bylaws to include animal husbandry, livestock, versus pets, in the Res A and Res B zones, with limitations including quantity, kinds, land available, (.2a. min) and setbacks. All would be under conditional use. Larry mentioned interest in more research regarding setbacks. More discussion at Feb meeting.
8. Emergency shelter, definitions, changes, Section 441. After presentation of current bylaws, decision was made to use the original language we had approved for a public hearing, removing and adding some words. So, definition of a shelter, "
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. This includes temporary seasonal/warming shelters, motel stays, day shelters and apartments owned or leased by the grantee and intended for short-term stay only." Conditional use in mixed use, commercial. Possibly industrial. Already in the health zone
9. The Knob property, zoning changes. No need to change now, given conservation restriction on the property. Will change when map update occurs.
10. Bylaw changes, single, 2 family dwellings. Permitted use. Leave conditional use permit for 1 family dwellings as is. Bylaw modernization grant and actual work can resolve any current issues.
11. Other business. None.
12. Close meeting. Ben motion, 2nd by Larry. Motion passed. 8:27

. "I think that the uses of single-family and two-family dwelling may be better classified as a "permitted" rather than "conditional use" in the Health Services District, since State statute at 24 VSA Section 4416 prohibits the requirement for site plan approval of one or two-family dwellings. Multi-family dwelling can be classified as a conditional use." NVDA, Irene Nagle.

(Cite as: 24 V.S.A. § 4416)

• § 4416. Site plan review

(a) As prerequisite to the approval of any use other than one- and two-family dwellings, the approval of site plans by the appropriate municipal panel may be required, under procedures set forth in subchapter 10 of this chapter. In reviewing site plans, the appropriate municipal panel may impose, in accordance with the bylaws, appropriate conditions and safeguards with respect to the adequacy of parking, traffic access, and circulation for pedestrians and vehicles; landscaping and screening; the protection of the utilization of renewable energy resources; exterior lighting; the size, location, and design of signs; and other matters specified in the bylaws. The bylaws shall specify the maps, data, and other information to be presented with applications for site plan approval and a review process pursuant to section 4464 of this title.