



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday, 6/20/2023  
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 Berlejing, Chad Whitehead, via Zoom, Rod Francis, Brandy Saxton, from Place Sense.

### Planning Commission meeting

1. Open Meeting. 7:02
2. Agenda changes. None.
3. Public Comment. None
4. Minutes approval. 5/16/2023. Larry motion, Ben second. Minutes approved.
5. Manager's Report. From Chad. History and Heritage, requested additional funding for continues construction on property. Dispatch upgrade. Staff reviews in progress. Discussed Alright Springs bridge.
6. ZA Report. Status quo.
7. NVDA, NDA update, bylaw modernization grant info updates. Somerville NDA approved. Place Sense report. 7/18 kickoff with PC. Met with Chad, Joe 2 weeks ago. PC needs to note bylaw barriers to housing. Mentioned VT state Act 47. Plans include audit against bylaws, Block analysis, GIS assessment, document mix of uses, housing density, infill opportunities, land under utilized, river corridor regs versus flood hazard. PS has a web site for St. J. to check on research documents produced. Online mapping is available. Summer will be info gathering and assessment. September will bring public participation. Plus planning through to town meeting in March 2024. PC will be working on bylaws that hinder housing development, checking PS web page.
8. Signs and Lighting. Clean up and simplify. Propose a clean copy. Ben produced a clean copy. Will motion in August for public hearing in September.
9. Animal husbandry zoning issues. Propose a clean copy for public hearing. The issue is now labeled Backyard Chickens. On agenda for 7/18, for further development before public hearing.
10. Begin work on Town Plan redo for 2025. Foundational ideas for developing plan: 1. Do things that are good for St. J.; 2. Make topic specific; 3. What we have, where we would like to go; 4. Set priorities. Enhanced energy plan, rail trails, global warming, ingredient in the overall plan.
11. Other business. 7/15 LVRT ceremony here in St. J. Gov. Scott attending.
12. Close meeting. Ben motion, Larry 2<sup>nd</sup>. Motion approved 8:26