



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Monday, 8/21/2023
7:00pm PC Special 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: Rod Francis, Brandy Saxton(Place Sense), Chad Whitehead

Planning Commission meeting

1. Open Meeting. 7:01pm Welcoming and appreciation for Place Sense to be in St. Johnsbury, VT>
2. Agenda changes. None.
3. Place Sense kick off meeting for Bylaw Modernization Grant.
 - a. Zoning 101, beginnings of zoning regulations in VT
 - b. Fair Housing and Act 47. Home Act
 - What we have, what we can do.
 - 9VSA section 4503. Liability.
 - State over rides town bylaws.
 - Equal treatment of housing, homeless shelter.
 - Act 47 effective 7/01/2023. Some become effective 9/01/2023.
 - c. Block analysis
 - Dwelling units, du.
 - Serviced area, water and sewer.
 - Zoning maps to align with properties.
 - Setbacks.
 - Frontage.
 - Adding districts
 - Build out potential is enormous.
 - d. PC questions
 - Chad will get rental housing info to Place Sense.
 - St. J. Landing page on Place Sense
 - Next steps, audit, flood hazard, river corridor
 - Next meeting, Monday, 10/02/2023, 7pm, Welcome Center.
 - e. Close meeting. Larry motion, Ben 2nd. Motion passed. 8:55pm