



TOWN OF ST. JOHNSBURY

Planning Commission Working Session
St. Johnsbury, VT 05819
Monday 10-02-2023
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, Secretary _____ Open__ Open____
Others attending: Matt, Rod, Brandy

Planning Commission meeting

1. Open Meeting. 7:06
2. Agenda changes. None.
3. Public Comment. None.
4. Place Sense presentation – discussion, questions, comments.

River corridor. Lots of regulations 50' buffer on both sides. NDA. No digital flood insurance maps. 111 residential structures in river corridor. 59 non-residential. More consideration of river corridor when new flood maps are available.

Bylaws audit. Home Act 47, S100 VT state requirements. Change family unit to dwelling unit. Place Sense will write some bylaws to address 31 mandated changes. Need for waivers in our bylaws, and a clear definition of waivers versus variance(which is the most difficult option to use.) Re-align procedures for permits, less time to approval, more directly going to administration, ZA, DAC only in regard to DCD. Reduce time to a month or less for permit approval, lessen the amount of c.u.p. that go to the DRB. Zoning map. Move zoning boundaries to property boundaries. Make note of water, sewer service in zoning boundaries.

5. Conclusions- Next activities, actions. Next meeting, 11/06/2023, will be remote. Place Sense moving to New Zealand 10/24/2023. Place Sense will do textual pieces, procedure additions and changes.
6. Close meeting. 8:44pm