



TOWN OF ST. JOHNSBURY

Planning Commission Working Session
St. Johnsbury, VT 05819
Monday 11/06/2023
7:00pm PC Meeting

St.J. Welcome Center Zoom Meeting

Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair __x__ Ben Copans, Vice chair __x__ Larry Dolan, Secretary __x__ Ben Deede __x__ Open ____
Others attending: Matt Walsh, Rod, Brandy with Place Sense, (by Zoom) in Dunedin, New Zealand.

Planning Commission meeting

1. Open Meeting. 7:02
2. Agenda changes. None
3. Public Comment. None.
4. Minutes from 11/06/2023. Motion by Larry, 2nd by Ben C., motion passed.
5. Place Sense presentation – Place Sense will do textual pieces, procedure additions and changes.

Questions from Ben C.'s email, answers.

- a. Section 306 – 315 more, if ok'd for maps. Building menu.
 - b. Range of zoning districts, from block analysis. 15 dwelling units/acre = Res15
 - c. PC members to check the edges of zones, check overall zoning districts, for appropriateness and accuracy.
 - d. Design control district, question of making it a special district, not advised, or part of Res.
 - e. Special housing. – educational, religious, operated by an institution.
 - f. General business – large range of uses.
 - g. Set backs – needed for parking issues, snow removal, density of neighborhoods.
 - h. Res 1 – off sewer, not subject to Act 47.
 - i. Attached housing – row houses v downtown built forms.
 - j. High St as an example. Place Sense changed to commercial. Point made concerning keeping it mixed use, maybe both sides, given possible future development, LVRT.
 - k. Subdivision – equal arrangements principle, time frames, master plan.
 - l. PC homework -check zones, edges, present zones with shading to accurately capture suggested changes.
 - m. Next meeting – 1/09/2024, 7pm Welcome Center.
6. Conclusions- Next activities, actions. Think through commercial v. mixed use. Matt check with Chad concerning sewer, water lines, as available on maps at this time.
 7. Close meeting. Ben motion, Larry 2nd. Motion passed. 8:36pm