



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday, 12/19/2023
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, Clerk __x__ Ben Deede __x__ Open ____

Others attending: ZA Matt Walsh

Planning Commission meeting

1. Open Meeting. 7:03
2. Agenda changes. None.
3. Public Comment. None.
4. Minutes approval. 11/21/2023. Ben C. motion, 2nd by Ben D. Motion passed. Larry abstained.
5. Manager's Report. Chair shared some agenda items from previous SB meeting.
6. ZA Report. Not many permits. House on Spring St needs a re-do with permitting issues. NVRH working on next step with E.R. upgrade.
7. Continue work on Town Plan redo for 2025. Event times. Basic outline.
 - a. Larry suggested a pages limit. Do a public survey. Larry checking on other towns' survey. Place on web page, Front Porch forum, FB page. Place at markets, NEKCA, Maplefields. Press release before survey. Larry to do a draft survey, questionnaire.
 - b. Hybrid with 2017 plan, maintain, enhance, transform. Specific details, biking related. Neighborhoods related.
 - c. NVDA regional plan, Jim will check on.
 - d. Town plan deadline, Matt will ask for information.
 - e. Info from previous town plan, what has been accomplished, what has changed.
 - f. Review of previous plan, integrate energy plan into town plan, Ben Deede will do follow up, more information.
 - g. Already a Recreation survey. Matt will check with Chad concerning that survey.
 - h. Basic town plan data online, changes in population, demographics. Ben C. will look at that information further.
8. Place Sense bylaw modernization grant. Check zone edges, check zones.
 - a. Email has links to proposed zoning map. Ben C. will email that link.
 - b. Discussion of possible housing on Bay St.
 - c. Discussion concerning Place Sense replacing Industrial with General Business, check on High St. changes, Emerson Falls, New Boston, Old Center, concerning zoning changes proposed by Place Sense.
 - d. Next working session meeting 1/09/2024.
9. Other business. None.
10. Close meeting. Motion by Larry, 2nd by Ben C. Motion passed. 8:40pm.