



TOWN OF ST. JOHNSBURY

Planning Commission Working Session
St. Johnsbury, VT 05819
Monday 04/01/2024

7:00pm Meeting, Conference Room
St.J. Welcome Center Zoom Meeting

Minutes Working Session

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, Steve Isham, Rod from Place Sense. (No Chad or Joe)

Planning Commission meeting

1. Open Meeting. 7:09 (Technical issues with Place Sense.)
2. Agenda changes. None.
3. Public Comment. None
4. Approval of Minutes from 03/12/2024. Motion Larry, Ben second. Motion passed.
5. Invite Town Admin and Select Board to attend Place Sense presentation, bylaw modernization.

Continued discussion concerning finalizing changes to bylaws, review of previous changes, first draft of all bylaw changes to be presented. (Place Sense could not send entire changes due to adopted bylaws document not processing properly with mandated changes.) Act 47 requires 5 d.u./acre.

- a. Adjust min parcel size to parcel size bylaw from VT statute.
 - b. Clean up uses with compliant with Act 47.
 - c. Act 47 – dilutes NDA, or may completely eliminate it.
 - d. ZA will handle minor requests concerning bylaws. Appeal to DRB. Minor request example = 100a. divided into 2 50a plots. ZA needs clear authority to handle minor issues. Make permit process more efficient.
 - e. Place Sense completed section 1, 2. Finalize 3, 4, and 7. PC will keep section 5, 6, the same
 - f. Try to work with Chad and Joe in a daytime meeting.
 - g. Place Sense to have bylaw changes in track changes mode by 5/06.
 - h. Do an Act 47 changes as a presentation. Do a Special meeting preliminary to a SB public hearing.
6. Conclusions- Next activities, actions. First draft of final bylaw changes. 5/06/2024. Answer any further questions. Plans for more meetings if necessary.
 7. Close meeting. Ben C. motion, Larry 2nd. Motion passed. 8:23