



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 07/15/2025
7:00pm Meeting

St.J. Welcome Center and Zoom

Minutes

Confirm Quorum of Members Present:

Jim Brown, Chair Ben Copans, Vice chair Larry Dolan, Secretary Ben Deede Issiah Wilson

Others attending: Keith C., Kyle S., Elizabeth, Barry W., Rich L., Tony H. (DRB members)

Planning Commission Meeting

1. Open Meeting. &:02
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 5/20/2025 meeting. Larry D. motion, Ben C. 2nd. Motion passed.
5. Discussion of Bylaw Modernization. Agriculture. Horticulture. Animal Husbandry. Other issues.
 - a. Recommendation to Town manager to address some ag related issues with civil laws. Matt would make the recommendation to Town Manager.
 - b. Changes to DAC section. Applications need to be submitted at the first of the month, for that month, for DAC consideration. Completed application to the DAC, prior to DRB meeting, with recommendations. The DRB will make a decision considering DAC recommendations.
 - c. 104.04 Timing of written notifications shall be determined by post mark.
 - d. 104.04B Change from 7 to 15.
 - e. Removing agriculture as a permitted use from every zone. Replace with horticulture, have a horticulture definition. PC will review definitions of agricultural, horticulture, animal husbandry, and farming for the next meeting, 8/19/2025. Ag will be permitted in Rural, and conditional use permit in R-5 and R-1. PC will determine what is permitted in other zones, v, c.u.p., at August meeting. Zones remaining to determine ag uses are: Downtown, R-15, R-10, Commercial, General Business, Health, Mixed Use, Conservation.
 - f. Commercial event venue will be looked at further. Hours of operation
6. Town plan. Discuss SB approval. Next steps. NVDA hearing. Printed copies. Matt forwarded TP2025 to NVDA Allison Low. Also requested Town Clerk for printed copies. No confirmation from either person. Wait for published TP 2025 until after NVDA public hearing.
7. Town manager report. Chair shared SB meeting agenda.
8. ZA report. More permit applications, Dewar Creek. More issues with animals in St. J. neighborhoods.
9. Other Business. New public hearing procedure. Explained new procedure, no additional time, just insert into regular meeting time.
10. 8:55PM Conclusions- Next activities, actions. Members will work on definitions and other towns bylaws related to animal husbandry.
11. Close meeting. Ben C motion, Ben D. 2nd. Motion passed. 8:57pm.