



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 08/19/2025
7:00pm Meeting

St.J. Welcome Center and Zoom

Minutes

Attention: there will be a RPC NVDA meeting to approve the TP2025 for St. Johnsbury, VT at 6pm. Please attend. Thx.

Final approval will occur at next NVDA board meeting in October.

Confirm Quorum of Members Present:

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

Others attending: Matt Walsh

Planning Commission Meeting

1. Open Meeting. 6:29pm (No one came to the PC regular meeting by 7:08pm)
2. Agenda changes. Added NVDA meeting at place 4a.
3. Public Comment. None.
4. Approval of Minutes from 7/15/2025 meeting. Motion by Issiah, 2nd by Ben D., minutes approved with noted changes.
 - 4a. NVDA meeting. Ben C. took notes on the meeting. Alison L. described our TP2025 as interim. We have said revised in the past. MPG, municipal planning grants now available. 9/01/2025. Application in by 11/03/2025. Considerations for mpg: a. housing; b. support for revised TP2025. Housing strategy and resources; c. utilities, better sidewalks; d. future land use maps, tier 1A, 1b; e. facilitate DEI meeting; f. public services, public safety; g. reassessing education resources; h. resiliency in TP2025. Need to write MPG grant, Bens on sub-committee to begin process.
5. PM Discussion of Bylaw Modernization. Agriculture. Horticulture. Animal Husbandry. Other issues. Motion to PC public hearing if applicable. A. define farming in regard to ag, hort, animal husbandry. Ben D. Use these definitions for bylaw modernization document. B. Hort in all zones. R5, c.u.p. animal husbandry, AH. R1 AH permitted. Rural AH permitted. Commercial, General Business, Health, Conservation, AH c.u.p. Motion to accept changes Larry D., 2nd Issiah. Motion passed. Motion to hold PC public hearing on 9/16/2025 at 7pm Larry D., 2nd Issiah. Motion passed.
6. Town plan. NVDA hearing. Printed copies. Revision still in process. Print version from web site.
7. Town manager report. Info from SB agenda.
8. ZA report. New builds happening.
9. Other Business. Election of officers. Motion to retain same slate of officers Larry D., 2nd Ben D. Motion passed.
10. Conclusions- Next activities, actions. More work on TP2025.
11. Close meeting. Ben C. motion, 2nd Larry D., motion passed. 7:47pm.