



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 10/21/2025

7:00pm Meeting and Public Hearing
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 Willson

Others attending: Frank Empsall

Planning Commission Meeting

1. Open Meeting. 7:03PM
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 9/16/2025 meeting.
5. Discussion of Bylaw Modernization document. Agriculture. Horticulture. Animal Husbandry. Other issues. Refine definitions. Possibly motion to PC public hearing in November.
 - a. General discussion around definitions of farming, horticulture, animal husbandry.
 - b. Decided to eliminate "farming" from the definitions. Did not discuss zones or changing zones. Eliminated definition of "farming." Agreed on definition change. Ben C. will send email with changes to SB.
 - c. Motion to PC public hearing on 11/18/2025 during regular meeting. Issiah motion, Ben C. 2nd. Motion passed unanimously.
6. Discussion of new flood plain maps, FEMA. Additional changes to Bylaws.
 - a. Ben C. presented information on "test" maps. Offered next steps and ideas on what may happen next. Make recommendations to Town.
 - b. NFIP, update Bylaws, put on next meeting agenda. Contact Sasha Peeler for more help with NFIP Bylaw update.
7. Town plan. NVDA hearing. MPG update. More updates, resiliency. Printed copies.
 - a. Discussed printed copies. Agreed on at least 5 printed copies of approved TP2025.
8. Town manager report. Reports from receivers of St. J. Revitalization funds.
9. ZA report. Not available.
10. Other Business. No Zoom recording or access, due to ZA absence, no backup.
11. Conclusions- Next activities, actions. Mention of NVDA meeting with future land use maps, mentioned complete streets info,
12. Close meeting. Ben C. motion. Issiah 2nd. Motion passed unanimously. 8:20PM