



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 12/16/2025
7:00pm Meeting

St.J. Welcome Center and Zoom *Minutes*

Confirm Quorum of Members Present:

Jim Brown, Chair __x__ Ben Copans, Vice chair __x__ Ben Deede __x__ Issiah Willson __x__ Open _____

Others attending: Matt Walsh, Jeff Pettiee, Kris Pettiee

Planning Commission Meeting

1. Open Meeting. 7:01pm
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 11/18/2025 meeting. Issiah motion, Ben D. 2nd. Motion passed.
5. Discussion of Bylaw Modernization document. Future possible developments. Agriculture. Horticulture. Animal Husbandry. Definitions. Discuss possible objections to changed Bylaw Modernization document at SB public hearing. 12/22/2025 at 5:30pm.
 - a. ZA needs approval. Holding up possible development with housing. Discussed focus on 1 permitted item v. the most important reasons for bylaw modernization. That 1 item can be addressed in other PC bylaw changes.
6. Discussion of new flood plain maps, FEMA. Tier 1A and Tier 1B. River corridors. Additional changes to Bylaws.
 - a. River corridor language may not be needed, given VT possible river corridor bylaw language.
 - b. Needs work on FEMA for NFIP to be more applicable.
7. Green burial issues. Happening now. Possible bylaw additions.
 - a. A civil ordinance issue mostly. Goes through Town clerk, health officer, ZA.
8. Town plan. More updates, resiliency. Printed copies.
 - a. Continue to be on agenda. Begin work on TP2025 with meeting with Chad and Joe.
9. Town manager report.
 - a. More discussion and further presentation of stormwater utility. New work truck for water department.
10. ZA report
 - a. More development on Bay St., r.k. Miles building.
11. Conclusions- Next activities, actions.
12. Close meeting. Ben C. motion, 2nd by Issiah. Motion passed to close meeting. 8:34pm

Link to Zoom meeting: