



TOWN OF ST. JOHNSBURY

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Meeting of the St. Johnsbury Select Board November 24th, 2025 @ 6:00 pm

Present-

Select Board: Steve Isham, Frank Empsall, Dennis Smith, Tracy Zschau, Brendan Hughes

Staff: Chad Whitehead, Kate Bent, Joe Kasprak, Stacy Jewell (via zoom), Jim (via zoom)

Public: KATV, Isaiah Willson, Jim Brown, Abby Bruzas (via Zoom), Richard Boiseau, Dana Gray (via zoom), Chase Empsall, Steph Churchill, Jay Churchill, Shannon L., Andrea Day, Chloe Hulsizer (via zoom), Don Smith (via zoom)

Agenda Amendments:

- None

Public Comment:

- Chad gave an update on the 217 Concord Avenue property. The house recently caught fire, and there was criminal activity beforehand. The house was going into foreclosure.
- Chad addressed a few things that the Town is working on to get rid of trash and addressed the concern of the camper being on the property.
- Stephanie Churchill and Shannon L. both expressed concern about the camper and trash being on the property. They also addressed that children do not want to go to the therapy office due to the issues arising at the 217 Concord Avenue property.

Minutes:

- On a motion by Dennis and second by Frank to approve the Special Meeting minutes. All in favor.
- On a motion by Dennis and second by Frank to approve the November 10th meeting minutes. All in favor.

Warrants:

- On a motion by Frank and second by Dennis to accept the warrants as presented. All in favor.

Liquor Licenses/ Tobacco Licenses:

- None

Grant List Adjustments:

- 2025 #11 decrease of \$282.14
- 2025 #12 increase of \$28,109.06
- 2025 #13 increase of \$170.09
- On a motion by Dennis and second by Frank, the Board accepted the Grand List Adjustments as presented. All in favor.

St. J Revitalization Fund Presentation:

- Annie McLean presented a PowerPoint and shared that NVDA has only used about \$5,000 of the grant money. She says it has been a slow process, with a few bumps along the way.
- Annie expressed that the Rumble event is popular, and the kickstart is also another popular event. Annie thanked the Selectboard, and the Selectboard thanked NVDA.

Draft SWIP Pre-Approval Review:

- Abby Bruzas of Casella was back to get approval from the Selectboard on the draft SWIP plan.
- On a motion by Brendan and second by Dennis to adopt the Draft SWIP plan as presented. All in favor.

Findings of No Significant Impact Hearing- Wastewater Treatment Facility:

- Andrea Day presented a PowerPoint on the Findings of No Significant Impact Hearing on the Wastewater Treatment Facility.
- The presentation was based on: Addition to the existing garage to cover the trailer holding the dewatered sludge.
- Installation of new pumps and chemical feed equipment.
- Electrical to support the sludge process.
- Replacement of the sludge transfer pumps.
- Replacement of the sludge tank mixers.
- The Environmental Review is based on Environmental Justice.
- Cultural, Historia, and Archaeological Land use.
- Intergovernmental Review
- Wetlands, floodplains, coastal zones, and wild and scenic rivers.
- Fish, wildlife, and endangered species.
- Drinking water and groundwater protection.
- Air quality, noise, and emissions.
- National Environmental Policy Act (NEPA).

Chad thanked both Andrea and Chloe for attending.

Town Manager's Report:

- Meeting in a week with Northern Forest about the R.K miles property to discuss what could be there.
- Future presentation on Stormwater Utility.
- DPW Cathy Hanks is working with other municipalities that have their own utilities.
- Chad will find out more if the Selectboard is required to make it into an ordinance. The public will be given information, and frequently asked questions will also be set up.
- Winter season is here; the plow trucks are out.
- Joe Kasprak gave a few brief updates, noting that it has been a busy grant reporting and grant application season. There are about (5-6) grants that he is involved in.
- Hosted a TENs stakeholder meeting about a week ago.

- Wrapped up a year of Placer.ai, which is a data tool. Working with Kate Bent in the office on pulling reports that will be presented in February at one of the Chambers' social gatherings, and also have something put together for the Selectboard as well.

Other Business:

- Steve Islam addressed Jim Brown, the Planning Commission Chair, about the Bylaw Modernization being resubmitted and having a Special Meeting for it to be re-presented on December 22nd at 5:30 pm.
- Jim Brown stated that now that the Selectboard has heard from NVDA about the Tier's, the Planning Commission cannot move forward until those are approved. Then they can give feedback on specific language to include.

Executive Session:

- None
- On a motion by Dennis and second by Frank, voted unanimously to adjourn. All in favor.

November 24th Select Board Meeting Video:

https://us02web.zoom.us/rec/share/t3BQJynezXIXxQQxsLaeKfYoxX1yWi90W8OhzhBS3MLtHvRP_XEyS70_7C_N9S-G.6JKY2bYSJ-rsoUsT?from=hub

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