



# TOWN OF ST. JOHNSBURY

Planning Commission Working Session  
St. Johnsbury, VT 05819  
Tuesday 01/09/2024

7:00pm PC Meeting, Conference Room  
**St.J. Welcome Center Zoom Meeting**

## *Minutes Working Session*

Confirm Quorum of Members Present:

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

Others attending: Matt Walsh

Planning Commission meeting

1. Open Meeting. 7:03
2. Agenda changes. None.
3. Public Comment. None.
4. Minutes from 12/04/2023. Date needs correction, setbacks is one word. Larry Motion, Ben C. 2<sup>nd</sup>. Accept minutes with noted changes. Motion passed.
5. Place Sense presentation. Continued discussion concerning zoning changes, suggestions. Further zone specifications and changes. General Business, Industrial, Mixed Use. Changes to Article III, maps and uses per zone. 1. Map change. Numbers on map corresponds to numbers on possible changes sheet. 2. High St., commercial, natural subdivision. Questions concerning what owner of property might desire for 1 zone on his property. 3. Put in language to NOT allow front of property building. 4. Breezy Hill, Health Zone, sewer, water extension. NVRH making plans to build d.u. soon. 5. St.J.Ctr., R-5, R-10. 6. E. St. J., R-1, make Polly Park Conservation zone. 7. Art III, 306.1 objective. Working on residential uses now, non-residential next. Use existing language, adopt some new language. 8. Line up districts with water and sewer access. 9. Commercial district, a larger lot size. 10. General business lot size. 11. Rural, lot sizes, unbuildable land, flood, water, steep grades, wetlands. SLIDING SCALE LOT SIZE. Place Sense to give PC language for that. 12. Next meeting, 2/05/2024. Decisions about setbacks, lot size, sliding scale lot size. 13. Public presentation. Lot size build out, theoretical v. actual. No presentation till after Art III is finished. 14. Conservation district, stays the same. 15. We have uses without definitions. Each use needs a definition. 16. Industrial to General Business. Double check uses. 17. Level of road access determines use of land. 18. March-April with DRB, if Art III is done. April -May, other groups. Planning Commission is the commission doing the adoption of new bylaws process.
6. Conclusions- Next activities, actions.
7. Close meeting. Larry motion, 2<sup>nd</sup> Ben D. Motion passed. 8:53