



# TOWN OF ST. JOHNSBURY

Planning Commission Working Session  
St. Johnsbury, VT 05819  
Monday 03/12/2024

7:00pm 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, Rod from Place Sense.

Planning Commission meeting

1. Open Meeting. 7:10
2. Agenda changes. None.
3. Public Comment.
4. Minutes from 02/05/2024. Ben D. motion, Ben C. 2<sup>nd</sup>. Approved.
5. Place Sense presentation. Continued discussion concerning Art. III, finalizing changes, review of previous changes, preparation for DRB presentation in April. DST change was not communicated to Place Sense. Larry did a quick presentation of town plan survey questionnaires. April 1 date for survey distribution. Rod Francis joined Zoom meeting at 7:46pm. Reviewed Article III changes, map changes. Draft of residential use definitions. Discussed short term rentals. Check with Chad on NDA application. Recreation on General business zone. Taxi added to R5. Place Sense to email final draft of definitions (Section 7), use definitions for residential.
6. Conclusions- Next activities, actions. Next meeting April 1, final drafts of info from Place Sense. Have Chad, Joe, Select Board members attend, to review changes and consider timings for next steps.
7. Close meeting. Ben C. motion. Ben D, 2<sup>nd</sup>. 9pm done.