



TOWN OF ST. JOHNSBURY

Planning Commission Working Session
St. Johnsbury, VT 05819
Monday 05/06/2024

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 Francis

Planning Commission meeting

1. Open Meeting. 7:03
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 04/01/2024. Motion Larry, 2nd Ben. Motion passed.
5. 7:05PM Continued discussion concerning finalizing changes to bylaws, review of previous changes, first draft of all bylaw changes to be presented. Special meeting to be planned with Town admins, DRB, DAC, with Rod and Brandy from Place Sense, to pre-present bylaw changes and reasons, based on Act 47.
Work on final passage of new bylaws by August.
 - a. Legislative issues – cross over time in session. H673, major reform of Act 250. Changes scope of what PC and DRB can do. H867 – blocks of forest.
 - b. Major and minor zoning decisions. Pass to DRB if in doubt.
 - c. Mixed use – question of 0 setback, change to 10’.
 - d. Agricultural – ok in all zones, only health and noise issues.
 - e. Res 15 – highest density neighborhood in St. J.
 - f. High St. – Commercial on east side.
 - g. Riverfront – keep it mixed use, potential for housing.
 - h. Special meeting with town staff, PC, SB, DRB, DAC. Do before 6/03/2024 meeting.
6. Conclusions- Next activities, actions. 6/03/2024, further questions about bylaw changes. FEMA map changes, by end of June maybe.
7. Close meeting. Motion by Larry, 2nd Ben C. Motion passed. 8:45pm