



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 09/17/2024
7:00pm Meeting

St.J. Welcome Center and Zoom

Minutes

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. 7:02
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 08/20/2024, 7/16/2024. 8/20/2024, Larry motion, Ben C 2nd. Motion passed. 7/16/2024, Ben D motion, Larry 2nd. Motion passed.
5. Town plan. Continued work on form and topics. Begin draft writing of vision, mission statement, intro to TP2025 including topics and priorities, maintaining goals from TP2017. Provide more details on topics. Look at current returned questionnaires. Discuss timetable. Next PC meeting plans.
 - a. Looked at questionnaires. Differences between special services and outside the s.s. district. Questionnaires lined up with major concerns, housing, public safety. Done with questionnaires.
 - b. Discussed priorities, previous TP2017 goals. Decided to not use TP2017 goals, decided to use topics in order of draft topics 7/22/2024 order, not change the order based on priorities.
 - c. Topic of recreation, email from Peter Van Straten was mentioned.
 - d. Ben C. said he would send a template, based on Barre City TP, to all members, for use with draft writing of TP2024.
 - e. Timetable is final draft due in February, ready for PC public hearings in March, SB public hearings in April.
 - f. PC members will pick a topic to write draft copies, using template provided by Ben C. Ready for 10/15 meeting.
6. Bylaw Modernization. Place Sense. Additional updates to VT statutes and laws regarding Act 250, HOME act. Plan for PC public hearing, SB public hearing. Discuss timetable for PC public hearing. Acquire final draft of Bylaws update.
 - a. Ben C. indicated not much change regarding Act 250.
 - b. Discussed mixed use setback, requested 10' setback. Still at 0' setback.
 - c. Make sure of references to keep document as clear as possible.
 - d. Matt will email Place Sense concerning actual changes due to Act 250.
 - e. More time needed to review final draft. Make decisions at 10/15 meeting.
7. Town manager report. Chair updated members with some SB meeting info.
8. ZA report. Matt mentioned increased permits, lots of projects. A challenge to the DRB vote, regarding Packard Court has been made. Mentioned some other issues with event permits.
9. Conclusions- Next activities, actions. As previously stated.
10. Close meeting. Ben C. motion, Larry 2nd. Motion passed.
11. To view a recording of the Planning Commission Meeting follow the link below and provide the passcode:
12. <https://us02web.zoom.us/rec/share/UJRIYQrKkREauEDqPzIL2dgNCWiYgwEdufqVDQPirEJ6w37PB7MFimJgQT6g9DLL.Tw0Kjl4350NvKLeX?startTime=1726613597000>
13. Passcode: n9KAQH&D