



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 11/19/2024
6:00pm Meeting

St.J. Welcome Center and Zoom *Public Hearing minutes*

Confirm Quorum of Members Present:

Jim Brown, Chair Ben Copans, Vice chair Larry Dolan, Secretary Ben Deede Open
Others attending: Matt Walsh, Lenny Gerardi, Lauren Jarvis, Rosemary Gingue, Chad Whitehead, Steve Isham.
Rod Francis for Place Sense.

Public Hearing Meeting

1. Open meeting. 6:00pm
2. Read public notice and report for bylaw modernization. Chair read notice for public hearing. While waiting for Rod Francis from Place Sense to be available on Zoom, Lenny G. shared his concerns with the frontage, setback, lot size, in new bylaws. Rural lands 1 and 2 are changed to Rural lands, with different setbacks and frontage. Rod F. came on and explained the reasons, mentioning Homestead Act, 100, Act 237, Act 687, by VT legislature that is intended to increase dwelling unit density. Also, St. Johnsbury's Zoning bylaws were not in compliance with VT State statute. Lenny made the point concerning rural lands, that owners bought land in a rural area to not have other dwelling units close by. Wanted to maintain current frontage, setbacks, lot sizes. Further discussion and information concerning the changes to the adopted bylaws ensued. Steve Isham made the point that the Select Board wanted to know why the changes were made. More discussion. Mention was made of forest blocks in regard to lot sizes and setbacks. Rod Francis stated that St. Johnsbury's zoning bylaws were now in compliance with VT State statute.
3. Close meeting. 7:05pm.