



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 04/15/2025
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 W., Greg, Kyle, Liam, Issiah W.

Planning Commission Meeting

1. Open Meeting. 7pm
2. Agenda changes. None.
3. Public Comment. Greg mentioned his interest in the agriculture part in the bylaws. Chair indicated that is on the agenda, will give him time during that discussion.
4. Approval of Minutes from public hearing and regular meeting on 02/18/2025, public hearing and regular meeting on 3/13/2025. Motion by Larry, 2nd by Ben C., motion passed for 2/18 minutes. Ben D. motion, Ben C. 2nd, motion passed with changes for 3/13/2025.
5. NVDA presentation. Future land use map. Kyle and Liam presented the latest version of Act 181 future land use maps. PC looked over map carefully, proposed some changes. NVDA will provide digital map and add changes. More work and more meetings, 5/20/2025, to happen soon. Map and Act 181 to reduce strain on permitting with housing. Effects housing targets and Act 250. River corridor bylaws would be important for further consideration. Further consideration for Tiers 1 – 4. 7:42 done.
6. Bylaw Modernization, make corrections, wordsmithing, to Bylaws. Motion to approve changes. Motion to send to SB public hearing. DAC bylaws, "Should consider the following in their review,.. " use in DAC guidelines for review and advise. Matt will work on DAC word smithing for changes in bylaws. Agriculture definition remains as previously stated by Town of St. J. consultants, Place Sense. Very little, health issues, to no way around VT state regulations. Discussed a public ag/farm group to address possible issues. Temporary housing is under specialized housing. Motion to approve changes, with Matt's work on the changes, made by Ben C., Ben D. 2nd. Motion passed. Motion for a PC public hearing on 5/20/2025 at 6:30pm at the Welcome Ctr by Ben C., Ben D. 2nd. Motion passed.
7. Town plan. Discussed timetable. Public hearing notice and report. 1st SB public hearing on 4/21/2025 at 6pm. 2nd public hearing on 4/28/2025 at 6pm. Jim will not be available for either meeting. Next PC meeting, 5/20/2025, plans.
8. Town manager report. none.
9. ZA report. Permit requests increasing.
10. Conclusions- Next activities, actions.
11. Close meeting. Motion by Larry, 2nd by Ben C., motion passed. 8:56pm