



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday 09/16/2025

7:00pm Meeting and Public Hearing  
St.J. Welcome Center and Zoom

## *Minutes*

Confirm Quorum of Members Present:

Jim Brown, Chair  Ben Copans, Vice chair  Larry Dolan, Secretary  Ben Deede  Issiah Willson

Others attending: Matt Walsh

Planning Commission Meeting

1. Open Meeting. 7:02
2. Agenda changes. None.
3. Public Comment. None.
4. Adjournment to Public Hearing for Bylaw Modernization document. 7:03
  - a. Presentation of proposed and approved changes. Chair read the changes and went through the current Bylaw Modernization document with changes pointing out the zones and the ag was no longer permitted in all zones. Horticulture and animal husbandry.
  - b. Discussion and input.
  - c. Close public hearing. 7:09
5. Re-open PC regular meeting. 7:09
6. Approval of Minutes from 8/19/2025 meeting. Motion Ben D., Larry D. 2<sup>nd</sup>. Motion passed with noted change unanimously.
7. Discussion of public hearing. Motion Bylaw Modernization document to SB public hearing. After little discussion, motion by Larry D., 2<sup>nd</sup> by Ben C. to move Bylaw Modernization document with changes to a SB public hearing. Motion passed unanimously.
8. Discussion of Bylaw Modernization. Agriculture. Horticulture. Animal Husbandry. Other issues.
9. Town plan. NVDA hearing. MPG update. More updates, resiliency. Printed copies.
  - a. Northern Forest to do a Town wide survey for input on economic development in the Town. Mike Morin
  - b. Advisory committee for Town. . Issiah expressed interest to be on that committee.
  - c. Housing development survey for 802 housing. Meet with Joe K.
  - d. Chad, Joe, Ben C., Ben D., meet before next PC meeting 10/21/2025.
  - e. Hold on MPG until more info is available.
  - f. NVDA on 10/09/2025 will vote to approve TP2025.
10. Town manager report. Chair shared some recent SB meeting info.
11. ZA report. 12 new build permits on ZA desk. Vape sign issues.
12. Other Business.
13. Conclusions- Next activities, actions.
14. Close meeting. Motion by Ben C., 2<sup>nd</sup> Ben D. Motion passed unanimously. 7:55