



# TOWN OF ST. JOHNSBURY

Planning Commission  
St. Johnsbury, VT 05819  
Tuesday 11/18/2025

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  Ben Deede  Issiah Willson  Open \_\_\_\_\_

Others attending: Frank E., Dennis S., Matt W.

Planning Commission Meeting

1. Open Meeting. 7:00pm
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 10/20/2025 meeting. Issiah motion, Ben C. 2<sup>nd</sup>. Motion passed.
5. Discussion of Bylaw Modernization document. Agriculture. Horticulture. Animal Husbandry. Other issues. Refine definitions. Possible motion to approve changes.
  - a. Dennis S. did not like the new definition of horticulture. "crops" was problematic.
  - b. Matt and PC members made points about major issue was housing development.
  - c. No new changes were made to previously approved document.
6. Adjourn PC regular meeting to public hearing. Open public hearing. 7:15pm
  - a. Reading of public notice. Summary of 3 past PC public hearings.
  - b. Discussion. Dennis again brought up horticulture definition, Again, more sharing concerning major issues, housing development, around approving Bylaw Modernization document.
  - c. Close public hearing. Open PC regular meeting. 7:35pm closed meeting.
7. Further discussion of Bylaw Modernization document. Possible motion to SB public hearing.
  - a. More questions for Dennis regarding his concerns. PC made it clear that those concerns can be addressed at subsequent PC meetings, as the ZA and DRB use the Bylaw Modernization document to make decisions. Ben motion, Issiah 2<sup>nd</sup> to move Bylaw Modernization document to the SB for their public hearing. Motion passed.
8. Discussion of new flood plain maps, FEMA. Tier 1A and Tier 1B. Additional changes to Bylaws.
  - a. Need river corridor language in our bylaws. Need to have approved Bylaw Modernization document for that to happen. Sasha Peeler input, and new person Alexa, into Bylaw Modernization document. FEMA and NFIP appropriate bylaw changes need to happen. Significant for achieving Tier 1A position, with exemption from Act 250. \*Priority to approve Bylaw Modernization document so that NVDA and VT state can review new current bylaws to help us set in place the correct language for river corridor and FEMA and NFIP working.
9. Town plan. NVDA hearing. MPG update. More updates, resiliency. Printed copies.
  - a. Printed copies will be available soon, from same company that did the 2024 annual report.
  - b. MPG, Joe K. is using it for economic development.
  - c. Putting resilience into many, if not all, TP2025 topics.
10. Town manager report. Reports from groups that used revitalization funds.
11. ZA report. Permits, 26. New businesses interested in empty lots in and around Town.
12. Other Business. None.
13. Conclusions- Next activities, actions.
14. Close meeting. Issiah motion, Ben C. 2<sup>nd</sup>. Motion passed. 8:28pm