



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 1/20/2026
7:00pm Meeting

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: Quinton, Cynthia, Jodie, Molly, Matt ZA

Planning Commission Meeting

1. Open Meeting. 7pm
2. Agenda changes. Changed #5 to Meet with Catamount Arts concerning Arts and Culture Master Plan.
3. Public Comment. None.
4. Approval of Minutes from 12/16/2025 meeting. Motion Issiah, 2nd Ben D. Motion passed.
5. Presentation by Jodie Fried, Cynthia Stuart concerning next steps for enhancing arts and culture in St. J.
 - a. Referred to TP 2025 Arts and Culture section. Develop master plan. Advisory council first meeting 2/19/2026.
6. Discussion of Bylaw Modernization document. Future possible developments. Agriculture. Horticulture. Animal Husbandry. Definitions.
 - a. River corridor discussion. Tier 1B. Meet with Chad, Joe, Matt for more direction.
 - b. Timing issues with river corridor model bylaws adoption. Ben, Matt will contact Rivers program Sasha Peeler.
7. Discussion of new flood plain maps, FEMA. Tier 1A and Tier 1B. River corridors. Tier 1B NVDA application.
 - a. Put this item together with item 6. See a. and b. above.
8. Town plan. More updates, resiliency. Printed copies.
 - a. Discussed more work concerning arts and culture, resiliency in the TP2025
9. Town manager report. Budget approved for 2026 – 2027.
10. ZA report. New bylaws are facilitating permitting process, enabling investors to be more timely in their project starts. Less need to deliberate at a DRB meeting. ZA is still learning the difference between major and minor permit process.
11. Other Business. Consider asking others to join the PC.
 - a. Discussed easier access to bylaws and TP2025. Remove all older versions of bylaw changes. Matt will work with Rachel to remove older versions. Rachel is working on a more easier access web page for Town business.
12. Conclusions- Next activities, actions. As noted above.
13. Close meeting. Ben C. motion, 2nd by Issiah. Motion passed unanimously. 8:16pm

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