



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 2/17/2026
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: Matt Walsh

Planning Commission Meeting

1. Open Meeting. 7:01
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 1/20/2025 meeting. Motion by Issiah, 2nd Ben C. Motion passed.
5. Developments from Montpelier, discussion of Bylaw Modernization document. Agriculture. Horticulture. Animal Husbandry. Definitions.
 - a. No new developments in VT laws related to Bylaws.
 - b. Matt is working on an intro to Bylaws and TP2025. Also, hard copies for Town offices.
 - c. More work on Town web page.
6. Tier 1A and Tier 1B. River corridors. Tier 1B NVDA application.
 - a. 2/23/2026 SB meeting for approval of NVDA resolution concerning Tier 1B.
 - b. More information concerning Tier 1B needed.
 - c. PC prep for SB meeting 2/23/2026.
7. PC authority in VT. What can we do, more.
 - a. Transportation, sidewalks, accessibility
 - b. PC capacity to do more was discussed.
 - c. Check TP2025 for Transportation topic.
8. Town plan. More updates, resiliency. Printed copies.
 - a. Hazard mitigation, Chief Reed's work was discussed.
9. Town manager report.
 - a. Environmental report for r.k.Miles, came back with mostly good news, low environmental issues for Brownfields mitigation.
 - b. Repair of waterlines.
 - c. Tier 1B discussion and wait on NVDA resolution until Act250 meeting. Prepare for NVDA resolution for 2/23/2026 meeting.
10. ZA report.
 - a. Potential projects possibilities.
11. Other Business. Consider asking others to join the PC.
 - a. 802 housing ideas discussed.
12. Conclusions- Next activities, actions.
 - a. Prep for SB meeting with Tier 1B
13. Close meeting. Motion Ben C., 2nd Issiah. Motion passed. 8:34pm