



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 3/17/2026
7:00pm Meeting

St.J. Welcome Center and Zoom *Minutes*

Confirm Quorum of Members Present:

Jim Brown, Chair __x__ Ben Copans, Vice chair __x__ Ben Deede __x__ Issiah Willson __x__ Open _____

Others attending: Matt ZA

Planning Commission Meeting

1. Open Meeting. 7:02
2. Agenda changes. None.
3. Public Comment. None.
4. Approval of Minutes from 2/17/2026 meeting. Issiah motion with changes. Ben D. 2nd. Motion passed.
5. Developments from Montpelier, discussion of Bylaw Modernization document.
 - a. No significant laws from Montpelier regarding agriculture and zoning.
6. Short Term Rentals. Discussion.
 - a. May need a civil ordinance, not a bylaw.
 - b. Invite Kresten, code compliance, to next meeting.
 - c. 3 or 4 owners have come to the ZA asking about STR, fee structure.
 - d. Permitting process is a good result of a bylaw, safety, fee structure.
 - e. Motion to act: To further discuss and research STR in terms of civil ordinance and bylaw at our next meeting. Motion by Issiah, 2nd by Ben C. Motion passed unanimously.
 - f. Check STR bylaws in Waterford, Burke, Stowe.
 - g. Matt talk with Kresten.
 - h. Process: 1.Kresten at next mtg. 2.Look at other communities 3.Present to Chad. 4. Informally with SB
7. Tier 1A and Tier 1B. River corridors. Further discussion Tier 1B NVDA application.
 - a. Possibly Tier 1B buy, builds on hold. Protest concerning tiers 2,3.
8. PC authority in VT. Results, ideas?
 - a. Continue to consider sidewalks and ADA compliance.
9. Town plan. More updates, edit copy online. Printed copies.
 - a. TP 2025 needs edits to layouts first. Then, printouts.
10. Town manager report. 3/09/2026, SB, organizational meeting.
11. ZA report. More permits, plus 3 permits for single family homes.
- 12. Other Business. Open Meeting Law, OML, changes, training, Zoom link. Consider asking others to join the PC.**
13. Conclusions- Next activities, actions.
14. Close meeting. Motion by Issiah, 2nd by Ben D. Motion passed unanimously. 8:15pm.