



TOWN OF ST. JOHNSBURY

Planning Commission
St. Johnsbury, VT 05819
Tuesday 7/21/2026
7:00pm Regular 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__ Chase Empsall __x__

Others attending: Matt W., Payton M.

Planning Commission Meeting

1. Open Meeting. 7:02
2. Agenda changes. None.
3. Public Comment. No Comments.
4. Approval of Minutes of 6/16/2026 meeting. Chase Motion, 2nd Ben D. Motion passed with noted changes to minutes.
5. Update: Short Term Rentals. More Discussion. Presented public hearing request to SB at the end of June.
6. Update: Tier 1A and Tier 1B. River corridors. Tier 2 and 3. NVDA FLU mapping. LURB.
 - a. NVDA RPC final draft being presented at Maker's Space in Lyndonville on 7/29 at 6pm.
 - b. Some discussion concerning VT state legislature updates.
7. Update: Bylaw modernization document, further discussion.
 - a. Ag still the same for VT. Under 1ac is a Town decision.
 - b. It's working on the Town side of the new bylaws.
8. Update: Town plan. More updates, edit copy online. Printed copies.
 - a. Bound copies to be made available.
 - b. Limitations on housing, what are the constraints.
 - c. Incremental density.
 - d. Need further discussion on housing development, possible need for a MPG for a group to do the research. This will be on 8/18/2026 agenda. Along with transportation.
 - e. Matt will put utilities map from Dufresne Group on the screen during the next meeting.
9. Town manager report.
 - a. Discussion concerning the Knob property.
10. ZA report.
 - a. 25 permits processing. New and renovations, additions construction.
11. Other business. Housing development and transportation on next agenda.
12. Close meeting. Ben C. motion, 2nd Issiah. Motion passed unanimously. 7:59pm

Join Zoom Meeting

<https://us02web.zoom.us/j/83497736218?pwd=kXJXNo0Tb2Fz2fxkePSuRLoOCYWxu5.1>

Meeting ID: 834 9773 6218

Passcode: 402422