

MINUTES
PLANNING COMMISSION – ST JOHNSBURY VERMONT
Regular meeting
June 18, 2013 7:00 pm
1187 Main Street – Fire and Safety Building Board Room

Commission members present: Susan Cherry, Maurine Hennings, William Nickerson, Ben Copans, Jim Brown

Commission members absent: Bob south

Chair Susan Cherry convened the meeting at 7:00 PM

- 1) The draft minutes were reviewed for the May 21st Planning commission meeting. Maurine Hennings made a motion to approve the minutes as presented and William Nickerson seconded the motion. Motion passed 5-0.
- 2) Susan Cherry provided an update on the outcome of the working session held on June 11th to update town ordinances. The Public health and safety ordinance was discussed and revisions made and there remain questions as to the specific position responsible for enforcement of the ordinance, if this is the town Health officer or a separate position of public health and safety officer. Susan Cherry will get some clarification on this from the town.
- 3) William Nickerson provided an update on the Green Mountain Power proposal to develop a handicap accessible Pier. The subcommittee has meet twice with a field visit for the second meeting. The confluence of the Moose and Passumpsic Rivers was the chosen location and a landscape architect has completed a survey of the property and will develop one or two designs for the subcommittee to review. The Subcommittee is also working on a MOA between GMP and the town to clarify that GMP retains primary responsibility for upkeep with the Town responsible for some day to day upkeep.
- 4) Gail Aloisio provided an update on the Brownfields grant including the agenda for a stakeholder meeting to discuss the Vermont Salvage, True Temper and former Fairbanks Morse Foundry properties on June 25th. Gail asked what the planning commission would like to present in terms of zoning constraints on the property and a brief overview of the mixed use district of which all three properties are in would be provided by a planning commission member.
Property updates.
 - a. St J Armory assessment in discussions between town and Heritage center is up in the air due to some complicating factors (such as potential dust throughout building).
 - b. KNTT property assessment has come in about \$2,000 under budget but the report has not been finalized.
 - c. VT Salvage – finishing up QA/QC and developing final costs
 - d. Faribanks Morse Phase 1 finalized and information from past assessments was not as extensive as hoped with Phase 2 needed on south half of property
 - e. Tru-temper owners have greater interest in program and gap analysis may be next step.

Gail has received inquiries about the Brownfield's program suggesting word is getting out about benefits of assessments.

- 5) Zoning bylaws will go before the selectboard. One additional change has been recommended to make it clear that the landscaping provisions in the ordinance applies to only larger developments and not one and two family homes. Susan Cherry and Maurine Hennings will propose revision to clarify this.
- 6) Maurine Hennings provided the Zoning administrator report. She has cataloged the time she has spent in the position which has been significantly more than initially suggested. Ms. Hennings has listed out the responsibilities for a zoning administrator as well as rough budget for the zoning and planning for 2014. This will be revised in preparation for a presentation to the selectboard.
- 7) Short term initiatives
 - a. A new draft map of zoning districts will be printed
 - b. CRID grant did not come through but Municipal Planning Grant to develop a town master plan is moving forward

Jim Brown made a *motion to adjourn* and William Nickerson seconded. Motion carried 5-0. Meeting adjourned at 8:40.

Respectfully submitted,
Ben Copans
Secretary, St Johnsbury Planning Commission