

Town of St. Johnsbury
Planning Commission
St. Johnsbury, VT 05819

DRAFT Minutes

June 16, 2015

PC Members in Attendance: Ben Copans, Susan Cherry, William Nickerson, Jim Brown, Maurine Hennings, Bradley Alexander

6:00 Public **Hearing** Opened by Chair Susan Cherry

First public hearing to discuss proposed zoning bylaw changes. The results of this hearing will be responded to at the regular PC meeting to follow. Any recommendations will be sent to the Selectboard to schedule a public hearing with a minimum of 15 days warning. There will be a 30 day appeal process following the Selectboard decision.

The items listed in the Public Hearing Notice were reviewed:

- 1.A. – written response received from NVDA with recommendation to include time limit to “Transitional Residence” definition.
- 1.C. RL-1 should also change “Transitional Shelter” to “Transitional Residence”
- 2. NVDA recommends using “Care Home” definition from Department of Ageing...
- 3. NVDA recommends adding the words “for example” to the examples listed under Medical Office.
- 4. Zoning District proposed change 6.7 acres lots 7, 8, 9, 10, 20 on Spring Creek Road, previously approved subdivision, to be merged and changed to mixed Use. Property owner present to discuss previous subdivision sometime between 1990-1995 and no septic permitting for undeveloped lots. Spring Creek is on Town water.

Planning Commission will discuss potential changes to Section 303 Generally Permitted Use in the next quarterly review of the zoning bylaw (Q3).

7:10 **Meeting** Opened by Chair Susan Cherry

Item 1:

- On a motion by Jim Brown and Maurine Hennings the April 21, 2015 minutes passed as amended – “Add the words East St. Johnsbury”. None opposed.
- On a motion by Jim Brown and Brad Alexander the May 19, 2015 minutes passed. None opposed. Willie Nickerson abstained

Item 2: Rebecca Pfeifer and Stacy Pomeroy from the VT River Management Division presented on the State of VT policy changes toward flooding (inundation and erosion), FEMA reimbursement program match (ERAF), flood zone bylaws, town plan considerations, and the River Corridor Protection Area (RCPA).

- State can provide model bylaws to meet maximum ERAF funding match for FEMA declared disasters/emergencies with adoption of RCPA. To receive full match through state (17%) towns need 1. Adopt State of VT Bridge and Roads Standards, 2. An Emergency Plan, 3. A Hazard Mitigation Plan under FEMA review and 4. RCPA language in bylaws.
- Town plan should include flood resilience elements, erosion hazards, river corridor data, and allow for zoning review. Most of this is covered in Hazard Mitigation Plan. The Town

Town of St. Johnsbury

Planning Commission

St. Johnsbury, VT 05819

Plan can define the areas that are in the RCPA and the areas selected for protection from flooding (already significantly developed).

- 100-year flood language for FEMA flood insurance program. State using RCPA language for erosion flood hazards.
- Towns can identify areas in the RCPA or FEMA base flood that need to be protected from flooding (e.g. Montpelier).

Item 3:

- Transportation – There was a community meeting to discuss preliminary efforts on the feasibility study. Chad is the Municipal Project Manager.
- GMP – June 10 test pits were excavated (2) a sewer manhole was located in the vicinity of the planned project. Willie Nickerson will call Beth to review and set up a meeting of the Pier subcommittee.
- Communication – no update
- Town Plan –

Item 4: Zoning By-laws Review - Items 1-3 of the Public Hearing Notice sent along to the Selectboard for review

- Motion by Willie Nickerson and Jim Brown to approve item 1A, approved, none opposed.
- Motion by Maurine Hennings and Ben Copans on item 1.B. none opposed
- Motion by Maurine Hennings and Brad Alexander to approve item 1.c. with RL-1 changes included, none opposed.
- Motion By Jim Brown and Maurine Hennings to approve item 2.A., none opposed
- Motion by Maurine Hennings and Brad Alexander to approve item 3 as amended with the words “for example”, none opposed
- Motion by Maurine Hennings and Willie Nickerson to not advance the request for zone change to Mixed Use to the Selectboard and instead discuss with the property owner a change to a different zoning district. Approved 3-2

Item 5: Town Manager report –Chad Whitehead, Town Manager

- Infrastructure improvement projects - funding for one project expires in September 15, so all work to be complete then, Town Manger is looking to see what affect sewer/stormwater separation has at the treatment facility, there are sidewalks remaining that need to be completed, the Town will need to complete some sidewalks sections outside the infrastructure improvement jobs.
- There have been reports of blown tires related to the VATO paving projects.
- Screw pumps looks like November work
- Permitting for Moose River water main crossing project is continuing
- Chad mentions asking the Town voters for a Bond question for more work at WWTF at the upcoming Town Meeting 2016
- Water Filtration planning report is being completed. Water filtration plant upgrades may be two years out.
- Railroad and Depot Square projects still exist

Item 6: Zoning Administrator – no update

Town of St. Johnsbury
Planning Commission
St. Johnsbury, VT 05819

Item 7: no action

On motion by Jim Brown and Willie Nickerson to adjourn passed.

Respectfully Submitted,

William Nickerson
Secretary
Planning Commission