

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

DRAFT Minutes

October 20, 2015

PC Members in Attendance: Ben Copans, Susan Cherry, William Nickerson, Jim Brown, Ed Behr

7:00 **Meeting** Opened by Chair Susan Cherry

- Motion to move Item 5 Town Manager Report after minutes by Willie Nickerson, second by Ed Behr. Passed none opposed.

Item 1: Minutes

- a. Minutes from September edited with names of members who made motions.
 - Motion to accept September 15, 2015 minutes by Ed Behr, second by Ben Copans. Passed none opposed.

Item 5: Town Manager

- a. Joe Kasprzak updates the planning commission on:
 1. Dubois and King Bike/Ped. Scoping study presentation was impressive. The design process is now in phase 2 and a grant application is in process.
 2. There is a proposal for a Breezy Hill/Spaulding Hill Solar installation from Solar Fleck. For which St. Johnsbury has requested part status. The solar project should initiate a planning commission/DRB review of section 411 – Commercial landscaping and screening to see how it applies to this kind of project. The bylaw does not apply in this case because of the application submission date. Discussion of walking paths associated with solar development.
 3. Congressman Peter Welch visited St. Johnsbury and applauded our steady approach with the Three Rivers Bike Path, the Riverfront development discussions and our downtown.

Item 2: Town Plan

- a. The Health, Human Services and Education meeting will be Tuesday November 3rd at 6:00 in the Welcome Center. Subsequent Town plan meetings will be December 1, January 5, and February 2.

Item 3: Ordinance Review

- a. Parking Fines Ordinance still needs to be presented by Police Department.

Item 4: Zoning By-laws

- a. Quarter 2 Amendment proposals
 - Section 415 – Willie Nickerson and Ed Behr will look at section and add language to identify dumpster location and shall distinguish from litter.
 - Demotion and Substantial Remodeling/Maintenance – Sue Cherry to look into adding lead and asbestos testing information to “site development” definition.

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- There is no plan to change the Flood Plain & River Corridor ordinance until after the Town Plan update.
- There is a definition for a kennel
 - Motion to separate last sentence of Section 305 into a separate paragraph by Willie Nickerson, second Ed. Behr. Passed none opposed.
- Section 204.43 – Sue Cherry and Ed Behr will work on a recommendation to the Planning Commission.
 - Motion to add to the next public hearing for by-law changes the proposal to change the phrase “Retail Sale” to “Retail Store”, in section 311.2 to be consistent with definition for Retail Store, there being no definition for Retail Sale by Ed Behr, second Jim Brown. Passed none opposed.

Item 6: Other Business – Ed Behr would like to pursue defining a design review procedure for public design projects.

- Motion to Adjourn by Jim Brown and Willie Nickerson. Passed none opposed.

Respectfully Submitted,

William Nickerson

Secretary

Planning Commission