

TOWN OF ST. JOHNSBURY
Planning Commission
St. Johnsbury, VT 05819

Regular Meeting Minutes – Draft
Tuesday, October 18, 2016
7:00 PM – Welcome Center

Present: Susan Cherry, Chair; Ben Copans, Vice Chair; Jim Brown; Ed Behr; Amy Davis, Willie Nickerson, Secretary

Guests: Maureen Hennings, Zoning Administrator

1. **Approval of the Minutes:** Motion by Ed to approve minutes of September 20, 2016. Amy seconded. Correction to add a period after” ...language for the Plan” in item III. Clarification that Maureen Hennings is the subject of the final sentence in item IV.a. Passed unanimously.
2. **Town Manager Report:** Motion to table until next meeting by Ed, seconded by Amy. Passed unanimously
3. **Open house for Town Plan.** 10 public plus four commissioners.
 - a. Chad Whitehead promoted accelerated to finish
 - b. Ranny Bledsoe is to provide comments this week.
 - c. Any reason to wait for public hearing? – none voiced.
 - d. Motion to hold Town plan public hearing November 29 at 6:00 by Ed Behr seconded by Jim Brown. (*with associated notification dates as described in the agenda*)
 - i. Discussion: Select board needs two public hearings, PC needs one.
 - ii. Passed none opposed.
 - e. Continued discussion – are there any changes to make? Not right now. Public hearing discussion regarding vacant buildings is addressed in plan currently.
4. **Zoning Admin report**
 - a. New house (at least the foundation/frame) on Buxton Road, first new house permitted in three years.
 - b. New Cell tower from PSB.
 - c. 4 demo permits (house on Elm street didn't have a permit). 30 Prospect Street to come down.
 - d. Permit notification notebook in the Town Clerks office (Jim) can we get a new permit notebook?
 - e. ED Ide building to take down the grain elevator (building where trains used to pull in). Stopped working in 2003.
 - f. Ed thanks Maureen for her emails of stuff – which he finds useful.
 - g. Main street hole is the Town Manager's issue.
 - h. Rural Edge is on the DRB schedule for next Thursday.

- i. New dealership at old Aubochons Hardware location.
- 5. Other Business:
 - a. How much low income housing is needed? – 2017 study to come in will discuss.
 - b. Bed bugs – landlords are limited in being able to control bedbugs. Bedbug treatment is guaranteed for 21 days, when bedbugs come back more treatment is required. What is the range of solutions that landlords can take? Legal Aid is working on the issue. It may be a preference of the owner to leave buildings vacant because of recurring bed bug issue.
 - i. Upcoming invitation to landlords for participation in a survey and information forum. For coordinated effort to obtain critical property management issues from a new committee.
 - ii. Second hand clothes are a bed bug issue and second hand furniture.
 - c. Home Burial sites: Amy is looking for reference ordinance to look at.
 - d. Town Plan Maps: Statue says to show what is planned in maps.
 - i. Town Forest trail map 8.5x11
 - ii. Land use data layer – VCGI or Ben to take from t drive 11x17 or 8.5x11? 2012 maybe.
 - iii. Utility and Facility Plan map – possibility of linking to Town Maps
 - iv. Houses in flood plains/river corridors?

Motion to adjourn by Jim second by Amy, none opposed.

Respectfully Submitted,
Willie Nickerson, Secretary