

**Johnson Planning Commission
Meeting Minutes
Dec 8, 2015**

Planning Commission members in attendance: David Butler, Kim Dunkley, Ben Waterman, David Bergh, Phil Wilson, Paul Warden. Other attendees: Seth Jensen (LCPC), Lea Kilvadyova

1. Call to order

David Butler called the meeting to order at 7:08 p.m.

2. Review of minutes from meetings past

David Bergh moved and Kim Dunkley seconded the motion to approve the amended meeting minutes from Nov 10, 2015. Ben Waterman abstained. The motion passed.

Kim Dunkley moved and Phil Wilson seconded the motion to approve the meeting minutes from Dec 1, 2015. The motion passed. Ben Waterman abstained.

Paul Warden arrived at 7:17 pm.

3. Land use chapter of the plan

Lea presented the updated draft of the land use chapter. She said that the draft has a section that describes our efforts with regard to Form Based Code. The Commission reviewed the updates and asked for an additional change:

- Kim asked to reword the present land use paragraph (The Village District) as follows: “These areas are primarily residential and also include forestry, agriculture, recreation, wildlife habitat, light industry, and commercial uses”.
- Kim asked to rephrase a sentence in the future land use paragraph (The Agricultural District) as follows: “There is very limited development potential in these areas because soil types are not suitable for septic and the substantial flood hazards exists”.
- It was agreed to reword the highway access policy as follows: “Encourage shared highway access and minimize strip development”.
- It was agreed to strike out the implementation task about the ordinance unregistered vehicles and junkyards as this task has already been incorporated in the solid waste ordinance.

David Bergh moved and Ben seconded the motion to approve the land use section of the plan as reviewed and discussed at the meeting. All voted in favor.

4. LCPC offer re: river corridors follow up

Seth said that as part of our Emergency Management work, LCPC has been asked to select two communities in the region to work with to develop a “Risk Analysis and Hazard Mitigation Tool.” This would involve two steps; developing mitigation project tables based on existing information such as culvert inventories, bridge assessments, etc. and updating the river corridor maps to better reflect on-the-ground data. Given the ongoing concerns in Johnson related to the accuracy of the river corridor maps, Seth asked if this is something Johnson would like to participate in. He said that he needs to identify the interested communities by Dec 11th. David Butler said that he has a continuous concern over the relevance of applying the river corridor concept to places like Foote Brook. He said he was interested in getting the ground truthing work done. Other members agreed and thought it would be good for Johnson

to participate. **David Bergh moved and Phil seconded the motion for Johnson to be considered for the LCPC's project and for Lea to seek feedback from the Selectboard regarding Johnson's participation. All voted in favor.**

4. Form Based Code meeting on Saturday, Dec 12th

The Planning Commission asked if more members from the Steering Committee can be recruited to help. Lea said that she heard from Walter Pomroy and Ingrid Nuse were both interested. Kim said that Scott Meyer might be interested as well. Lea will contact Scott. Lea will secure supplies for the meeting including flipchart paper, tape, markers and copies of the code.

The meeting adjourned at 8:47 p.m.

Minutes taken by Lea Kilvadyova