**Johnson Planning Commission**

**Meeting Minutes**

**Feb 9, 2016**

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

*1. Call to order*

David Butler called the meeting to order at 7:04 p.m.

Kim Dunkley arrived at 7:06.

*2. Additions and changes to the agenda*

David Butler added a discussion about Charles Gallanter’s interest in serving on the Planning Commission.

*3. Review of minutes from meetings past*

**David Bergh moved and David Grozinsky seconded the motion to approve the meeting minutes from Jan 12, 2016 as amended. The motion passed.**

Brian Boyden arrived at 7:18.

*4. Charles Gallanter’s interest in serving on the Planning Commission*

**David Bergh moved and Paul Warden seconded the motion to invite Charles Gallanter to the next meeting for an interview. David Bergh, Paul, Brian and Phil voted yes. Kim abstained. David Grozinsky voted no.**

*5. Economic Development Chapter of the Plan*

Lea reviewed the revisions to the Economic Development chapter. She said that in addition to the comments raised at the last meeting, she incorporated a statement about the Form Based Code process as she believes that Form Based Code is a factor that relates to economic development. She said she also added a policy highlighting the role of the Village center as the economic and cultural hub of the community. The Planning Commission agreed with the revisions and wrapped up the review of the Economic Development chapter.

*6. Housing and Demographics Chapter of the Plan*

Lea introduced the draft of the Housing chapter. She thanked Seth for his input into the draft. The Planning Commission reviewed the draft and asked for the following revisions:

* Include the word “rehabilitate” or “refurbish” in the policy statement about working with developers that are interested in building single-family homes.
* Include a statement about Johnson’s interest in working with grant-making agencies focusing on efforts to rehabilitate the existing housing stock.
* Eliminate the policy suggestion pertaining to the replacement of older mobile homes.

Lea said that she has been working on overall objectives for the plan. In the objective pertaining to housing, she would like to include a statement about Johnson’s support of fair regional distribution of affordable/subsidized housing. The purpose of this statement would be to work toward correcting the imbalance of the existing housing stock, i.e. fewer single family homes and more mobile homes in Johnson than in the rest of the county.

*7. Form Based Code presentation at Town Meeting*

Lea said that the warning for Town Meeting includes an article asking voters to hear a report from the Planning Commission about the status of the form based code effort. David Butler said that he is willing to present. He said that he would like the Planning Commission members to assist with providing information and answering questions about form based code during the Town Meeting day. Phil said that it would be good if the presentation could include a schedule of next steps. Will there be any other public meetings or hearings? Do we have an estimated timeline of when the proposed code could be put to vote? Lea said that her vision is for the Planning Commission to hold a formal public hearing on the code in May and then pass the code onto the Selectboard for their public hearings. The Town will be required to hold a minimum of two public hearings before making any decisions about bringing the proposed code to a vote. Lea said she would like to put some time into simplifying the administrative language of the proposed code.

The meeting adjourned at 8:50 p.m.

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Minutes taken by Lea Kilvadyova