

**Johnson Planning Commission
Meeting Minutes, Tuesday, January 13, 2015**

Present PC members: David Bergh, Brian Boyden, Bob Selby, Kim Dunkley, Cynthia Hennard, Paul Warden, Ben Waterman.

Guests: Seth Jensen (LCPC), Lea Kilvadyova

Note: All votes are unanimous unless otherwise noted

Bob Selby called the meeting to order at 7:01 p.m.

The Board reviewed the Agenda. Bob said he would like to add to the agenda a discussion about his resignation as chair.

Bob's Selby's resignation as chair

Bob said that he and his wife will be moving to New York. Bob plans to stay in VT through the end of the semester but due to the logistics of the moving process he will no longer be able to perform his duties as chair. Cindy suggested that the Commission address the question of the chair at their next meeting when all Planning Commission members are present.

Unified Town and Village Plan

Seth Jensen, senior planner at the Lamoille County Planning Commission, said that he and Lea met in December to discuss how the LCPC and Johnson will work together on the development of the unified plan. Lea said she envisioned that the LCPC would update statistical data in the plan. She also said that she would like the LCPC to provide guidance in addressing flood resiliency and energy segments of the plan. Finally, she said that it would be good if the LCPC brought to our attention other parts of the plan that might need an update in order to comply with the State Statute. Lea said that she saw her role as talking to local stakeholders, taking care of the publicity for the planning process and pulling all information together to develop a plan draft.

Seth said that he would recommend starting the planning process by looking at land use maps and the narrative description of land use districts. Special attention should be paid to areas along the Town/Village boundary as there may be a disconnect in how the land use is defined in the plans. He said that a nice example of well-coordinated land use along the Town/Village border is at the west end of the Village in the light industrial park area. Lea said that land use strategies in this part of the town/village were updated in a coordinated fashion during the 2010 plan amendment process.

It was agreed that at the next meeting, the Planning Commission will take a closer review of the land use maps and districts. The Commission will also look at how the efforts of the Form Based Code (FBC) Committee correlate with the land use plans. Lea said that the FBC developed a draft map of form based code zoning districts and distributed the draft map to the Planning Commission. The FBC zoning districts depicted on the map do not encompass the whole village, only a part of it. The FBC Committee may also discuss whether it would make sense to apply FBC principles along the Route 15 corridor.

The Commission briefly discussed the flood resiliency element of the plan. Bob asked whether it would be possible to overlay the flood plain and the river corridor maps over the land use map. Seth said that

this would be possible. He also mentioned that Cambridge recently developed flood resiliency strategies and included them in the plan. It may be a nice example to look at. Rather than creating a separate flood resiliency chapter, Cambridge decided to incorporate the flood resiliency strategies into the existing plan chapters.

Review of November 13, 2014 minutes

David Bergh moved and Ben Waterman seconded the motion to approve the Nov 13th minutes. Kim, Brian and Cindy abstained from voting. David Bergh, Bob, Paul and Ben voted in favor. The motion passed.

Paul Dreher report

The Commission reviewed the report. Ben Waterman asked how much discussion there has been in the Committee with regard to standards that would define the proposed districts. Lea said that Paul has most likely used the template he developed in other towns but adjustments are being made to the standards based on the Committee's input. As an example, Lea mentioned adjustments to the build-to-line standard or the building height standard. **Cindy moved and Paul seconded the motion to approve Paul Dreher's report. Brian abstained, all others voted in favor.**

The Commission talked about the ways to publicize the Form Based Code Committee's work with the community. It was mentioned that Town Meeting may be a good venue to share the status of the Committee's efforts. **Kim moved and Paul seconded the motion to make a suggestion to the Selectboard to incorporate in Town Meeting an informational opportunity about the progress of the Form Based Code Committee. All voted in favor.**

Review of details involved in filling out complaint forms in case of meeting law violations

Lea said that the Town and the Village developed a form to deal with complaints relating to violations of the open meeting law. The form is available on the web page. If a complaint is filed, the public body will need to hold a publicly warned meeting with seven days to address the complaint.

Review of Annual budget for 2015

Lea said that the Planning Commission's budget for the year is \$1,300 for secretarial salary and \$900 for expenses. She said she did not expect that the Commission would have extraordinary expenses in the upcoming fiscal year because the work that the Commission will be doing is covered by grants. The Commission decided that it would be appropriate to level fund for the next year.

New business

Brian Boyden apologized for not being able to regularly participate in Planning Commission's meetings. He said that if the Commissioners felt that he should resign to please let him know. The Commissioners said they very much valued Brian's input and would like him to stay.

Minutes taken by Lea Kilvadyova