**Johnson Planning Commission**

**Meeting Minutes; Work Session Meeting**

**March 17, 2016**

Planning Commission members in attendance: Kim Dunkley, Ben Waterman, David Bergh, Phil Wilson, Paul Warden. Other attendees: Rob Rodriquez, Offie Wortham, Charles Gallanter, Eben Patch, Kayla Friedrich, Ben Collier, Seth Jensen (LCPC), Lea Kilvadyova.

*1. Call to order*

David Butler called the meeting to order at 7:00 p.m.

*2. Interviews with candidates for the Planning Commission*

Eben Patch, Charles Gallanter, Rob Rodriquez and Offie Wortham joined the Planning Commission to interview for two Planning Commission vacancies. At the conclusion of the interviews, Offie Wortham withdrew his candidacy stating that he felt the other candidates were better qualified for the positions.

*3. Unified Town and Village Plan*

Lea said that the draft of the unified plan has been completed. David Butler said that before passing the plan to the Trustees, Selectboard and the general public for their informal review, we need to take one last look at the plan and make necessary edits. Phil Wilson said that he found some typographical errors. No other comments were made. Lea said that she will work with Phil after the meeting to correct the typos.

There was a short discussion about river corridors and David provided a quick description of the river corridors to the candidates for the Planning Commission. Seth followed up and said that there are two initiatives that the LCPC would like to get going in Johnson. One initiative relates to river corridors and the ground trothing of selected areas in Johnson for the purpose of verifying the delineation of the river corridors. The other initiative is to identify possible water quality improvement projects for the purpose of prioritizing State resources. Seth will email information about the water quality initiative.

**Kim Dunkley moved and David Bergh seconded the motion to pass the rough draft to the Boards, upon the corrections of the typographical errors. All voted in favor.**

*4. Form Based Code*

Paul Warden, who presented the status of the Form Base Code at Town Meeting, said that there was not much discussion about the code at the meeting. Paul said that Charles Gallanter raised a few questions. One question was whether a vacant lot could be spared from following the rules of the code. Charles also wondered about the magnitude of administrative costs and potential legal costs in case there are disputes. Finally, there was a question about how we will staff the Development Review Board.

Lea said that she would like to put some effort into simplifying the administrative language. Paul Warden and Ben Waterman offered to join Lea in this effort. At the next meeting, the Planning Commission will address any changes to be made based on public comments already received.

Several members said that it was important to answer the questions of administrative cost, legal cost and DRB staffing. Lea said that it might be useful to engage Duncan to help answer these questions.

*5. Electric Vehicle Charging Station*

The Town is interested in applying for a grant to install an electric vehicle charging station. To apply, the Town needs to sign a resolution for the grant application and the resolution needs to be supported by the Planning Commission. The Planning Commission questioned whether the municipal parking lot is the most suitable location for the charging station. Lea said that it is the condition of the grant that the station be located on municipal property and within the Designated Village District. There are two other properties that could be considered (Village Green and Firehouse studios parking lot) but those lots are in a great demand for parking and it would not be prudent to take two parking places away from the general public and dedicate them solely to electric vehicles for charging. **David Bergh moved and Kim seconded the motion to support the resolution for the grant application. Kim abstained, all others voted in favor and the resolution passed.**

At 8:45, the Planning Commission entered into an executive session to discuss appointments to the Planning Commission. The executive session ended at 9:06.

**Paul Warden moved and David Bergh seconded the following motion: The Planning Commission finds that Eben Patch, Charles Gallanter and Rob Rodriquez are all acceptable candidates (Offie Wortham withdrew his name), however, due to the availability of only two seats, the Planning Commission recommends to the Selectboard to appoint Rob Rodriquez and Charles Gallanter. The Planning Commission would like to invite Eben Patch to fill the next seat. Kim Dunkley voted yes and abstained from voting about Charles and Eben. All others voted yes.**

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Minutes taken by Lea Kilvadyova