**Minutes for the Johnson Planning Commission**

**September 9, 2014**

**Present:** Paul Warden, David Bergh, David Grozinsky, Ben Waterman, Kim Dunkley, Cynthia Hennard, Brian Boyden, David Butler - Vice Chair, Bob Selby – Chair

**Visiting:** Bonnie Waninger, Director - Lamoille County Planning Commission

7:00 - Meeting was called to order

7:05 - Minutes were read and approved

7:10 – Bonnie Waninger, Director of the Lamoille County Planning Commission presented her approach to the writing of the proposal for the Municipal Planning Grant on behalf of Johnson at the behest of Lea Kilvadyova, Johnson Town and Village Community and Economic Development Coordinator. The proposal will address the planning Commission goal of funding consultation for undertaking the writing of the Johnson Town Plan that will expire in 2016 as a joint plan to serve both the town and village of Johnson and that would replace the current dual plan arrangement for those two entities. Bonnie addressed issues that the planning commission would need to consider in the consolidation of plans. David Butler noted that the push for development in Johnson is a grey area that lies between the jurisdictions of the town and the village. He cited the Jewett property development proposal as an example. Bonnie responded that such issue would strengthen the case for our grant application if we refer to them in the text of the proposal. Bonnie cited the promotion and preservation of natural areas such as the gulf on the east approach to the village as a similar example.

Bonnie raised the issue of planning for fluvial erosion in addition to a flood plan. She stated that new regulation requires a flood regulation plan for towns that addresses mitigation and buyouts. She also mentioned that it was advisable for us to discuss the state’s hazard plan for municipalities. Ben asked what would be the real need that might highlight or distinguish our application. David Bergh pointed out that the town and village are highly connected in Johnson and therefore need to be addressed in a common plan. Bonnie noted that because a joint plan is a good place to address flooding issues, Johnson would be notable because it has had significant flooding issues in the past and has already made clear progress.

Discussion continued by shifting the focus to the differing positions of the Select Board and Village Trustees. Bonnie noted that the grant proposal would include provisions for public hearings and community outreach such as special community meetings. Bonnie continued by noting that diverse housing stock is not only an issue for both Johnson village and town but for the region. She advised the planning commission to push LCPC, the regional planning commission, on this point. Ben wanted clarification on the budgeting of specific issue like housing in a grant proposal.

Kim shifted the conversation to big energy projects as they might relate to both the town and village. David Butler observed that energy projects ought to be a county issue and outlined his view that biomass would benefit the county better than wind and solar projects. He acknowledged that all of the necessary wood for Biomass cannot be had locally but reiterated that the benefits to the county would be huge and that he would like to encourage the county to consider it. Bonnie responded by noting that the heat generated from Biomass is considerable but its distribution is limited by distance. Some work has been done on it at the Lamoille County level, but it remains an issue.

Bonnie also noted that Lea’s time should be included as an expense in the grant proposal.

8:20 - Under “Old Business” a discussion was held on the organizational meeting of the Steering Committee for the exploration of Form Based Zoning for Johnson, a sub-committee of the Johnson Planning Commission. The Steering Committee is chaired by and its meetings are conducted by professional consultant Paul Dreher of Newport. David Bergh attended the meeting reported that Jollie Parker, Brad Moore, Kylie Hill, Scott Myer, Glenn Callahan, Michael Mahnke and Walter Pomroy were in attendance. David reported the Steering Committee discussed whether or not their meeting was subject to the new state open meeting laws and whether or not they were expected to maintain minutes of their meeting. The Planning Commission agreed that since such meetings fall under the aegis of the Planning Commission, their meetings are subject to open meeting laws and resolved to inform Paul Dreher. Paul Dreher also raised the issue of publicity and meeting notices and stated that he wanted to send the issue back to the Planning Commission.

During the meeting Paul used red, yellow and green stickers on a map of Johnson to begin the process of establishing zones for consideration. David reported that a range of views were expressed and that everyone participated in the planning exercises. A “walkabout” as a tour of Johnson village that would encourage public participation in zoning issues was planned for the next meeting of the committee.

8:40 – Under “New Business” David Butler moved that the Planning Commission authorize the purchase of a new recorder by Town Clerk Rosemary Audibert to aid both the commission and the Steering Committee in the recording of notes for meeting minutes in the future with the following provisos:

1. That the purchase was not to exceed $200
2. That the device should be ample to accommodate a two hour meeting

The motion was seconded by David Grozinsky and passed unanimously.

Also under “New Business” a discussion was held regarding steps that the commission could undertake to publicize the next meeting and public “walkabout.” for Form Based zoning to be conducted by Paul Dreher at the next meeting of the Steering Committee. Kim volunteered to speak Sue Lovering about including the walk in her column. David Grozinsky would contact WLVB radio and Front Porch forum. Paul Warden agreed to draft a press release to be disseminated via the aforementioned media.

Also some commission members expressed interest in the inclusion of commission members by Paul Dreher on any future Steering Committee communications. A schedule was established for the attendance of Steering Committee meetings by Planning Commission members:

a. David Butler Next meeting

b. Ben Waterman October 1

c. Kim Dunkley October 15

d. Cindy Hennard October 29

Finally, it was established that the commission would return to the initial process of the town/village plan revision by reviewing the existing plans chapter by chapter. Specific chapters were assigned as follows:

a. Recreation: Kim Dunkley

b. Demographics and Housing: Cynthia Hennard

c. Economic Development David Bergh

d. Natural, Scenic and Historic: Ben Waterman

e. Education: David Grozinsky

f. Transportation: Brian Boyden

g. Energy: David Butler

h. Utilities and Facilities: Paul Warden

i. Land Use: Bob Selby

9:00 – Meeting was adjourned.

Respectfully submitted: Bob Selby, Chair