

**Johnson Planning Commission**  
Meeting Minutes  
**Tuesday, March 11, 2014**

Present:

Planning Commission members: Bob Selby, David Butler (vice-chair), David Grozinsky, David Bergh, Cindy Hennard, Kim Dunkley, Ben Waterman

Others: Lea Kilvadyova (Community & Economic Development Coordinator).

**Note: All votes taken are unanimous unless otherwise noted.**

***Call to Order***

Bob Selby called the meeting to order at 7:10.

***Review and Approve Minutes of February 18***

Kim proposed to amend sentence 1, paragraph 1 of the *Form Based Code Article at Town Meeting* section of the minutes by taking out the word "only". She clarified that she wanted to call people who had shown interest in form based code. David Bergh proposed to add Diane Lehouillier's name to sentence 1, paragraph 1 of the minutes.

**David Grozinsky moved and Ben Waterman seconded the motion to approve the minutes of February 18 as amended. David Butler, David Bergh, David Grozinsky, Ben, Cindy and Bob voted to approve the minutes. Kim opposed. The motion passed.**

***Form Based Code Article at Town Meeting***

Bob Selby thanked to David Butler, David Grozinsky and David Bergh for speaking at Town Meeting about the form based code article. He said that having the support of the community is major. David Bergh said that the debate at Town meeting was a proxy of the zoning issue. During the debate, a point was made that the form based code process will provide an opportunity to bring up peoples' points of view.

***Planning Commission Membership***

Bob said that Suzanne Dodge is planning to resign from the Planning Commission. He said that if we know anyone who would be interested in serving on the Planning Commission, the Selectboard would like to hear suggestions. David Grozinsky said he spoke with three Selectboard members and they would like to get as many candidate names as possible. Kim reminded that Charlie Galanter had expressed interest. Bob thought that the Selectboard will advertise for the open seat.

***Hiring of Consultant for Form Based Code***

Lea distributed a handout with the names of VT towns that completed, or are in the process of drafting form based code. She said that the handout also lists consultants hired to assist the towns with the process. Most of the towns advertised their request of proposals on the Form Based Code Institute's web site. David Bergh said he would be interested in seeing some RFPs. Bob agreed and said that the Planning Commission should review several RFPs and perhaps visit some of the sites on the list. Kim thought that we should focus the RFP

review on RFPs put out by smaller rural communities, such as Huntington or Westford. It was noted that Westford's planning director Melissa Manka is a Johnson resident. Ben thought it would be great to talk with Melissa before we send out the RFP. Bob said that it would be good to make a concerted effort to discuss the RFP in detail at the April meeting. Cyndi added that we should bring our RFP ideas to that meeting. David Butler said that because we are on a limited budget, it will be good to think of ways our community members can assist the consultant with the process. There was a discussion about engaging students through internships. Johnson State, UVM or Vermont Businesses for Social Responsibility could be potential sources of interns. Interns could be engaged with form based code, inventory of recreation resources, etc.

### ***Common Town/Village Plan***

Bob opened the discussion by asking about the best way to start the plan revision process. Lea said that Brian Boyden's idea to divvy up the review work has merit. Several meetings ago, Brian suggested that the Planning Commission members work in subcommittees, review the assigned chapters of the plan, and bring their comments to the meeting. Lea said that each plan chapter has two parts; a data part and a policy part. She suggested beginning the review by looking at the data. It will be good to review the information and note what information is relevant, outdated, missing, etc. Lea also added that we may want to postpone the review of the land use chapter until after we have results from the form based code process. Typically, land use chapters of municipal plans form the basis for the drafting of a land use bylaw. Our current land use plan supports the adoption of a traditional zoning bylaw. The land use language in the plan may change depending on the outcome of form based code discussions. Kim suggested that the land use language in our current plans may be useful in informing form based code and the consultant we hire should look at that language. Lea thought this would be valuable. Bob suggested that we begin the plan revision process at the next meeting. Between now and the next meeting, we should focus on develop the RFP for form based code.

### ***Recreation Inventory***

Bob said that the recreation inventory is something we have had on our agenda at some point and haven't finished. When the Planning Commission discussed the recreation inventory last year, it was determined that the inventory was important because it was a facet of economic development, and the inventory work should resume in the spring. Ideally, the inventory would be presented online or in a printed form as a resource for promoting Johnson. David G. thought that the issues of recreation could be addressed in our town plan, especially if the plan identifies deficits in our recreational resources. Kim said that an example of a missing resource is river access. David B. added another example – the lack of access for snowmobiles to Main Street. David Bergh thought that some of the recreation work falls into the planning category and some of it is more in the marketing category. Provided our scope of work and the projects we have currently going, we may not have time to address the marketing part. Bob echoed David's thought.

Meeting adjourned at 8:40 PM.

Minutes taken by: Lea Kilvadyova