**Johnson Planning Commission**

**Tuesday, May 10, 2016**

**Johnson Municipal Building**

**Meeting Minutes (DRAFT)**

Attendees: Charles Gallanter, David Butler, Rob Rodriguez, Kim Dunkley, David Butler, Lea Kilvadyova (Secretary and Lamoille County Planning Commission), Seth Jensen (LCPC)

1. Call to order

David called the meeting to order at 7:07 P.M.

1. Additions to the Agenda

Charles asked to add a discussion about Planning Commission's clerk/secretary. Lea asked to add a discussion about Johnson's Local Hazard Mitigation Plan that LCPC is working on.

1. Meeting Minutes Review

**Kim moved and Phil seconded the motion to accept February, March and April minutes as amended. All voted in favor.**

1. Johnson's Local Hazard Mitigation Plan

Seth said that the LCPC is currently updating Johnson's Local Hazard Mitigation Plan (HazMit Plan). Up till now, Johnson's plan has been written as an annex to the regional plan. LCPC is moving away from the “annex” model and has been working with communities on their standalone HazMit Plans. LCPC would like to request that the Johnson Planning Commission reviews the draft of the plan. The role of the Johnson Planning Commission is advisory - there is no need to formally approve the plan or hold a public hearing. Lea said that it would be great if the Commission could review the draft at their June meeting and offer comments. LCPC should be able to email the draft by the end of May. Charles asked for a printed copy of the HazMit plan.

1. Town and Village of Johnson Municipal Development Plan

Seth and Lea said that they would like to review the most recent edits to the unified plan. The edits were made based on the feedback provided by Village Trustees. Seth reviewed the proposed changes. The Planning Commission discussed and incorporated the following changes:

* Remove the language that says that the Village Trustees have been granted authority to enter into tax stabilization agreements
* Expand the language in support of the Village Designation Center
* Adjust the paragraph that describes Town and Village ownership of storm drains. Delete Town and leave Village.
* Split the Main Street District to two smaller districts in order to reflect the work done on drafting Form Based Code. The new districts will be the Main Street Storefront and Main Street General districts.
* Reinforce language regarding the protection of Laraway, Sterling and Butternut Mountain ridges from large scale renewable energy projects. There was a discussion about including the word "shall" in the statement that says that the ridges "shall be preserved". Charles Gallanter felt strongly that "shall" should be changed to "should". Other Planning Commission members were comfortable with "shall".

The Planning Commission modified the following Trustee suggestions:

* The Planning Commission decided it was important to make a recommendation to the Trustees and the Selectboard regarding the need for operating efficiencies. Specific suggestions as to how this should be achieved (e.g. exploring the hiring of shared Public Works Superintendent) was removed. The plan now reads: “During the process of preparing this plan, the Planning Commission discussed possibilities and encourages cooperation between both Boards to find operating efficiencies and financial savings. “
* The Planning Commission adjusted the implementation task calling for the community resiliency program. The language referring to specific funding sources such as grants, private investment, etc. was removed. The Plan now reads: “Explore the creation of a community resiliency program for the purpose of promoting locally generated electricity by the strategic installation of alternative/renewable energy generation for use by the Johnson Village Water & Light and promoting efficient electric technologies.”

**Phil moved and Kim seconded the motion to include the edits to the Plan, as discussed at the meeting, in the plan. Phil, Kim, David and Rob voted yes. Charles voted no. The motion passed.**

The Planning Commission set June 14 as the date of the public hearing to obtain comments on the plan. **Kim moved and Rob seconded the motion to hold the hearing on June 14. All voted in favor.**

**Charles moved and Phil seconded the motion to set an alternative date for the hearing, in the event a quorum on the 14th cannot be reached. Date to be set via email. All voted in favor.**

1. May 17 public hearing to amend Village Plan

This hearing is for the purpose of including the Village Center Designation district map in the plan. The Village needs the map included so that they can apply for the renewal of the designation. Lea said that a Village representative may join the hearing. Kim requested a large map showing the boundary of the designated district.

1. Form Based Code next steps

This discussion was tabled until next meeting since Paul Warden and Ben Waterman who are working on editing the administrative language were not present.

1. Brownfields Committee

Lea said that the Village Trustees are asking whether the Planning Commission would like to nominate a representative to the Lamoille County Planning Commission’s Brownfields Committee. Brownfields sites are properties that, a result of their past use, have been contaminated by petroleum or other hazardous materials. LCPC has a grant to assist the process of cleanup. The Brownfields Committee provides suggestions for sites to look at and selects site to benefit from LCPC’s brownfields grant program.

The Planning Commission did not nominate a representative at this time.

1. Planning Commission Clerk/Secretary

Lea said she will continue as secretary through the end of May. She said that Donna Griffith offered to take minutes. She cannot be at the meetings in person as she has a conflict with another group's meeting but she can transcribe from recorder. Lea said that a few other tasks to figure out would be agenda postings and correspondence review. David said he will take the responsibility for the agendas.

Minutes taken by: Lea Kilvadyova