

## Johnson Planning Commission Meeting Draft Minutes

### Special meeting

Johnson Municipal Building

Tuesday August 10th, 2017

Board Members Present: Charles Gallanter, Phillip Wilson and Paul Warden, David Butler, Kim Cotnoir

Other Attendees: Brian Story, Walter Pomroy, Howard Romero

1. David called the meeting to order at 7:02 P.M.
2. Paul asked if changes made and or approved tonight would need another public meeting. David Butler and Brian said as long as substantial changes are not made and they are based on public input then we should not need a public meeting. Charles thought that since we had put in previous minutes that changes could not be made that we should have another public meeting.
3. The minutes from July 19<sup>th</sup> were amended to make the second sentence more understandable. Paul moved to approve the minutes as corrected. Phil seconded, the motion passed unanimously. The minutes from August 2<sup>nd</sup> were amended to correct spelling. Paul motioned to accept and Kim C. seconded. The motion passed unanimously.
4. The public feedback points from last weeks meeting was read back to the committee. The first detail discussed was the street trees. The typical right of way (ROW) is 5 rods or 41.25 feet from the centerline. So the ROW should extend a few feet past the sidewalks downtown. David brought up the idea that we could tweak the landscaping definition so that could be made to encourage the planting of trees and to remove paving as an exemption landscaping. Also to change the streetscape standards within the BES so any area other than driveways and sidewalks must be landscaped. Walter would like the code to require street trees as written previously and the required state permit is not an onerous process. Howard mentioned that if the code required street trees to be planted in the parking that the town would then assume control of the tree after the developer planted it. David and Charles both agreed that the code jurisdiction should end at the build to line ie the edge of the right of way. And then we could change the definition of landscaping to make it encourage trees. Walter does not like that idea since that would leave unregulated areas on the landowner's property within the right of way. A compromised language was found to write in to the building envelope standards under streetscape standards. That language will now say "All areas not covered by entrance walks, sides walks and drive ways shall be landscaped. The definition of landscaping was also changed to add an additional sentence saying "trees, shrubs and other vegetation are encouraged." The commission agreed to those changes. The "build to-line" in the building envelope standard drawing be change to state or municipal right of way to match the way it is written in the text of

the document. The exemption to nonconforming structures which was approved at the May 2<sup>nd</sup> will be added to the final draft of form based code. The next topic of discussion was the mapping of Railroad Street. Walter would like to make all of Railroad Street Village General so that denser development would be encouraged. It was decided that properties with frontage on Railroad Street be reclassified as Village General. David suggested removing 01-77, 01-76, 1-24, 1-42, and 1-43 from storefront and moving them to Village General. That was agreed to. Four parcels south of Collins Hill were also added to the Village Neighborhood District. The last topic discussed was parking requirements in the districts. After much discussion of how to require parking for apartment building within the village it was decided that the Village Storefront District Parking Requirement be amended to add "first floor square footage is exempt from parking standards". That would hopefully allow first floor businesses to street park or use existing lots and capture apartments above that in a parking requirement.

5. Paul moved to accept the changes made tonight. Kim C. seconded. The motion was approved with Charles abstaining from approving the motion. It was discussed whether or not a public meeting should be had or not before the commission vote on the code. A public meeting would need to be advertised 15 days out in to the future. Charles motioned to have another public hearing. Kim C. seconded the motion. Kim C., Charles and Paul voted to approve the motion. Phil abstained. The motion passed. A planned public meeting was planned for September 6<sup>th</sup>. The commission will skip the regularly scheduled meeting Wednesday the 16<sup>th</sup>. Kim motioned to adjourn. Paul seconded. The motion passed unanimously. The meeting adjourned at 9:41 P.M.
6. The next regularly scheduled meeting of August 16<sup>th</sup> will be canceled making September 20th at 7:00P.M. at the town office the next regular meeting. A public meeting is planned for September 6<sup>th</sup> at 7:00P.M. to present the changes to the public and solicit feedback.