

Johnson Planning Commission Meeting Final Minutes

Johnson Municipal Building

Wednesday January 2nd, 2019

Board Members Present: Phillip Wilson, David Butler, Paul Warden. Charles Gallanter, Kyley Hill, Greg Tatro

Other visitors: Lea Kilvadyova LCPC, Meghan Rodier LCPC, Brian Story, Staci Pomeroy VTDEC

1. David called the meeting to order at 7:06 P.M.
2. Paul moved to accept the minutes as written. Greg seconded. It was noted the minutes from September were never finalized and will be reviewed next month. The motioned passed unanimously.
3. Staci and Meghan reviewed the difference between river corridors and FEMA national flood insurance programs (NFIP) boundaries. The NFIP maps show areas of inundation flooding along the larger rivers and streams whereas the river corridors show areas of potential lateral stream channel migration or channel adjustment is expected to occur, which may differ in their location. Over the last 10 years the state has been refining the river corridor maps with new changes being released in the next few months. The benefit of adopting the river corridors is the state of Vermont will increase Emergency Relief Assistance Funds (ERAF) funding from the current rate of 12.5% up to a maximum 17.5%. This money is designed to fill the gap of money which is left after FEMA's 75% disaster aid funding. These River Corridor area are not currently regulated in the Town of Johnson unless they are also covered under NFIP coverage area. The only zoning Johnson currently has is NFIP flood hazard regulations and the Form Based Code regulations. Adopting River Corridors and/or other flood hazard mitigation efforts could potentially help meet the FEMA Community Rating System as well which is a separate federal program which could reduce flood insurance premiums. That option has not been explored. Adopting the river corridors would disallow future development (building of structures) within the river corridors which is not infill development. The committee was reminded that other activities such as stream crossing, forest roads, farm roads etc. are currently regulated under the state and federal stream alteration regulations and are not regulated under river corridors. Adoption would take the form of a zoning overlay, regulated by the town, much like the current flood hazard regulations which Johnson has for NFIP purposes. The committee was also reminded that under Act 250 and Act 248 River Corridors are already taken into effect and have been for the last 15 years. The commission is reviewing whether to take that layer and expanding it to include restrictions on all private development not already covered under Act 250 and Act 248.
4. Discussion was had around the Manchester Lumber Mill property and the potential for redevelopment. The mill site property is currently encompassed in the river corridors even though channel is actively managed with rip-rap and the town road. This may be a location

which could be reviewed for adjustment in the future or may allowed to redevelop under the infill provisions of river corridors. The status of being in the river corridor is a potential barrier to the redevelopment. LCPC has received a USDA Rural Development grant to assist in the planning and redevelopment of this and several other properties in Johnson. LCPC also has Brownfields money to study properties for potential contamination. The planning commission will decide at a future meeting where it would like to move with river corridors. The next planning commission meeting is planned for Tuesday February 5th at 7:00 P.M. at the municipal building.

5. Paul motioned to adjourn. The motion passed unanimously. The meeting adjourned at 9:12 P.M. The next scheduled meeting is Tuesday February 5th at the Johnson Municipal Building, 7:00 P.M.