

Johnson Planning Commission
Meeting Minutes
Tuesday, October 8, 2013

Present:

Planning Commission members: Bob Selby (chair), David Butler (vice-chair), David Grozinsky, Suzanne Dodge, Ben Waterman, David Bergh, Brian Boyden (joined the meeting at 7:20 P.M.)
Others: Lea Kilvadyova (Community & Economic Development Coordinator and Planning Commission secretary).

Note: All votes taken are unanimous unless otherwise noted.

Call to Order

Bob called the meeting to order at 7:06.

Review and Approve Minutes of July 18th and September 10th

David Bergh moved to approve the minutes of July 18th; David Butler seconded the motion. All voted in favor.

David Grozinsky moved to approve the minutes of September 10th; David Butler seconded the motion. All voted in favor.

Treasurer Report

Lea stated that the account balance has remained unchanged since July.

Follow up on the form based code presentation

Lea reported that the municipal planning grant application to explore form based code was submitted on September 30. Award decisions are expected in November. The purpose of our project, as stated in the application, is to engage the community in the process of developing a form based code. The desired outcome is a draft of a land use code that reflects the participants' vision for the character of the community they want to live in.

If we get the funding, the Planning Commission will draft an RFP for consultant services. Per the Commission's discussion, it will be important to hire a consultant:

- Willing to lead our community through a public process that involves a wide range of community stakeholders
- Respects a variety of opinions
- Openly discusses potential downsides and costs of implementing the code
- Can develop a document that is a working document evolving around community vision (the document is not a pigeon hole), and
- Has experience working with combined village and town communities.

A question was raised about the applicability of the code to the town, the town, for example, has large acreage parcels and no form. Bob added that form based code does not address some areas that the traditional zoning does; one example fire code and fire safety.

Maplefields Follow up

Per past conversations with Skip Vallee, Bob would like to reissue the invitation to R.L.Vallee to discuss the Maplefields redevelopment project. Bob would like to communicate to R.L.Vallee the Planning Commission's vision of a successful project. This vision supports a project that:

- Incorporates green space between the building and the road, and provides a pleasant experience for people passing through the downtown. This includes elimination of parking spaces along the road frontage
- Is mindful of pedestrian traffic and supports the village's walkability
- Has a building design that is in harmony with its surroundings; Barbara White Studios would be a good example
- Moves the building to the west side of the lot with the back of the building facing Barbara White Studios
- Provides lighting balance. (Addresses security issues and removes any potentially excessive lighting that could negatively impact the neighborhood. Lowering of the canopy could also help reduce lighting pollution.
- Minimizes air and noise pollution by not allowing truck idling.

Lea shared with the Planning Commission the scope of work for a simplified traffic study for the proposed Maplefields project. The scope was prepared by the Resource Systems Group engineering company. The cost of such a study is estimated at \$1,600. The Planning Commission reviewed and discussed the scope.

David Butler moved and Ben Waterman seconded the motion to support the traffic study provided 1) the study is based on the final plot plan filed by R.L.Vallee with the Act 250 District Commission and 2) the study will be admissible as evidence in Act 250 proceedings. All voted in favor.

Ben Waterman would also like to know how much will the traffic consultant charge for participating in Act 250 hearings. Before we commit to the study, Ben would also want to make sure that there is enough time for the completion of the study between the filing of the Act 250 application and the public hearing pertaining to the application.

Other business

Bavid Bergh who serves as Johnson's representative on the LCPC Board said that the LCPC Board instructed the LCPC staff to proactively contact municipalities before anything is reviewed that affects the municipalities.

Bob made a motion to adjourn the meeting, David G. seconded the motion. All voted in favor. The meeting adjourned at 8:40 P.M.

Minutes respectfully submitted by Lea Kilvadyova