

**Johnson Planning Commission**  
**Meeting Minutes**  
**June 3, 2014**  
**APPROVED**

Present:

Planning Commission Members: Bob Selby, David Bergh, Kim Dunkley, Cynthia Hennard, David Grozinsky, David Butler, Ben Waterman

Others: Paul Warden, Lea Kilvadyova (Community & Economic Development Coordinator)

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

Bob called the meeting to order at 7:10 p.m.

*Review of Meeting Minutes*

**David Grozinsky moved and Kim Dunkley seconded the motion to accept the minutes from May 22, 2014. Cyndi and David Butler abstained from voting. All other Board members present at the meeting voted in favor and the motion passed.**

*Form based code: consultant selection and RFP*

Bob explained that the Planning Commission's task is to discuss whether to recommend to the Selectboard the hiring of Dreher Associates for the form-based code work.

David Butler said that volunteers to lead the process will be needed. Kim responded that Paul is proposing to create a steering committee. The steering committee will be the main outreach body for the process as well as Paul's partner in advancing the process.

David Bergh reminded that there seems to be an overarching concern about the language Paul has used to present the form based code. He thought that Paul heard the concern but some additional coaching may be needed.

The Commission discussed the cost of administering the code. According to Paul, form based code is simpler and less costly to administer than conventional zoning. There was a discussion, with no consensual opinion, about whether the Development Review Board should be offered a stipend for their service. The DRB would primarily be involved if there are contested cases.

The Commission discussed the suitability of the code for village vs. town. Kim said that this is a great question to ask during the process.

**David Grozinsky moved to approve Paul Dreher's proposal and hire him for the form-based code work. David Butler seconded the motion. The motion passed.**

Bob said that he will pass the motion onto the Selectboard because it is the Selectboard that has the final purview over consultant hiring.

Bob will follow up with Paul Dreher to set up initial meetings, and inquire about the timeline and the steering committee. Bob said he would like to set up an instrument of communication with the community. Front Porch Forum, facebook or a newsletter could be a possibility. The Commission identified July 9<sup>th</sup> as the next possible meeting date.

*Discussion with Paul Warden*

Paul Warden stated that he is interested in serving on the Planning Commission. He expressed an interest in exploring form based code as part of his service. Following a question and answer period, **David Butler moved and David Grozinsky seconded the motion to recommend to the Selectboard the appointing of Paul Warden to the Planning Commission. All voted in favor.**

The meeting adjourned at 8:33 p.m.

---

Minutes written by: Lea Kilvadyova