

Johnson Planning Commission
Meeting Minutes
May 13, 2014
APPROVED

Present:

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

Others: Charles Gallanter

Note: All votes taken are unanimous unless otherwise noted.

Review of Meeting Minutes

David Grozinsky moved and Kim Dunkley seconded the motion to accept the minutes from April 8, 2014. David Bergh 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 reviewed the history of community interest in exploring form based zoning. He said that in response to our RFP, we received one proposal which is disappointing. Several consultants indicated that our budget is too small for our scope of work. These consultants said that a budget of \$70,000 or even a couple of hundred thousand may be needed. For example, an RFP with the budget of \$70,000 was recently issued in the City of Winooski. A comment was made that, presumably, the size of the budget reflects on the size of the community.

Bob said that the one proposal we received is from Paul Dreher. Paul Dreher engineered the code for Newport. He also worked with Huntington and South Burlington and is now working in Barre. Earlier this year, Paul Dreher came to Johnson to make a presentation about form based code. David Bergh said that, at that presentation, Paul made several comments that rubbed some people the wrong way. Bob said he was concerned about how the issue of Maplefields was resolved in Newport and the lack of ability of form based code to influence the project. David G. said that, as a result of the Newport Maplefields issue, the code that was developed for South Burlington has a lot more teeth to it. David Bergh said that the strong point of Paul's proposal was its timeline.

David Butler said that the question that needs to be answered is whether we feel that our RFP portrayed what we wanted done or we feel we need to change it to solicit more responses. Bob said that if we are interested in exploring zoning we might want to have a consultant that can speak to all forms of zoning, with experience and knowledge. Cindy felt we should not limit the community involvement process to one kind of code. David Bergh said that his expectation from the consultant would be to get a recommendation about how to move forward.

Charles Galanter said that the money at Town Meeting was approved for form based code. Bob responded that he didn't think the Planning Commission would violate the charge by exploring form based code, and, in the process, learn about other forms of zoning that might fit Johnson.

David Grozinsky made a motion to contact Paul Dreher and invite him to a special session prior to the June meeting of the Planning Commission. David Butler seconded the motion. All voted in favor.

Bob Selby will send an email to the Commission with several suggestions for a meeting date.

Minutes written by: Lea Kilvadyova8