

**Village of Johnson**  
**Village Center Designation Application Renewal**  
**June 29, 2016**



## Village of Johnson

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P.O. Box 603, Johnson, VT 05656  
(802) 635-2611

June 29, 2016

Richard Amore  
Vermont Designated Village Centers Program  
Division for Community Planning and Revitalization  
Department of Housing and Community Development  
One National Life Drive, 6th Floor  
Montpelier, VT 05620

Re: Johnson Village Center Designation Application Renewal

Dear Mr. Amore,

The Village of Johnson hereby requests renewal of Village Center Designation for its historic village center. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail (LVRT) near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The village center represents the civic, religious, and commercial center of town including the Municipal Building, Fire Department, Town Green, United Church, Vermont Studio Center, and numerous thriving local businesses. Local businesses within the proposed village center offer a diverse mix of services to Johnson residents and visitors.

Several commercial and residential structures along Main Street and Railroad Street are of historical significance to the Village of Johnson. Many of these structures date back to the early 1900s, while others date back as far as the mid-1800s. The proposed village center represents a high concentration of properties listed on the Vermont State Register of Historic Places. Sites listed on the Register include the Johnson Woolen Mill, Johnson Elementary School, Ebenezer Book Store, Johnson Historical Society, Dr. Paul Roger's Office, Vermont Studio Center buildings, the Railroad Street Bridge, and several historic homes. At the periphery of the proposed village center lays a historically significant local business; the Manchester Lumber Company. The Manchester Lumber Company located at the intersection of Rail Road Street and River Road East, represents one of the longest operating lumber companies in New England. The Manchester Lumber Company was established in 1945 and relocated to Johnson Village in the 1960s. The lumber company is crucial to Johnson's thriving local economy, and was recently honored by the Northeastern Loggers Association as an "outstanding sawmilling operation."

For the past five years, the Village and Town of Johnson have engaged in planning efforts to connect the Lamoille Valley Rail Trail to the village center. To celebrate recent planning efforts and the completion of the Lamoille Valley Rail Trail from Morristown to Cambridge, Johnson Town officials and residents joined VAST on June 23<sup>rd</sup> for the LVRT ribbon cutting ceremony held at Old Mill Park in Johnson. The Village and Town of Johnson recognize the economic potential of the LVRT in attracting new local businesses and residents, and retaining existing businesses. Connecting the LVRT and Johnson Village Center is a key implementation task identified in the 2013 Johnson Village Municipal Development Plan. Expanding the designated village center boundary along

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Railroad Street to the Lamoille Valley Rail Trail, strengthens the LVRT's connection to the village center, while opening the door up to new funding opportunities. Access to new funding opportunities and tax credits would benefit local businesses along Railroad Street, and assist the Village in establishing a safer connection from the village center to the Lamoille Valley Rail Trail, and the Lamoille River Paddler's Trail. The Town of Johnson seeks to utilize the Lamoille River Paddler's Trail that passes by Railroad Street, as a portage to the LVRT to provide recreational opportunities and stimulate the local economy. Incorporating Railroad Street into the designated village center, allows the Village and Town of Johnson to work towards their goal of improving the aesthetic appearance and quality of life for residents residing along Railroad Street.


The Village of Johnson is committed to the continued preservation and rehabilitation of its historic structures, and village center revitalization. We look forward to working with the State Division of Historic Preservation, and the Division of Community Planning and Revitalization in continuing planning efforts.

In support of our application please find included:

1. Cover Page
2. Johnson Village Board of Trustees Resolution
3. Confirmation of Planning Process
4. Notification Letter to Lamoille County Planning Commission
5. Notification Letter to Lamoille Economic Development Corporation
6. MAP 1; Johnson Village Commercial, Civic and Historic Sites
7. Johnson Village Photos
8. Language from Johnson Village's 2013 Village Plan
9. List of Revitalization Projects
10. Johnson Village Center Map, 2013 Village Plan Amendment, June 27, 2016
11. Historic District Map from the State Registry

For a more detailed depiction of Johnson's Village Center boundary, including its relation to downtown businesses and historic sites, see Map 1 and supporting photographs. If you have questions or comments regarding this application, please contact me at the information provided below. Thank you in advance for considering our application.

Sincerely,



Sanford Miller  
Interim Village Manager  
Village of Johnson  
Johnson, VT 05656  
(802) 635-2611  
vojmanager@gmail.com

## Village of Johnson

### Resolution authorizing the application renewal for Village Center Designation for the Village of Johnson

WHEREAS, the State of Vermont, Division for Community Planning and Revitalization has established a program entitled *Village Center Designation* whereby the state will recognize local efforts to revitalize Vermont's traditional village centers; and

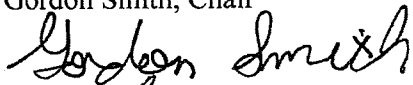
WHEREAS, the Village of Johnson is committed to the continued preservation and rehabilitation of our historic structures and revitalization of our village center; and

WHEREAS, the Village of Johnson has a confirmed planning process and support of the Regional Planning Commission and Economic Development Corporation in regards to this application as required by Village Center Designation application procedures;

NOW THEREFORE BE IT RESOLVED, that on this 13 day of June 2016, the Johnson Village Board of Trustees has hereby voted to support a renewal application for Johnson Village Center Designation in accordance with the requirements of the Village Center Designation application.

SIGNED:

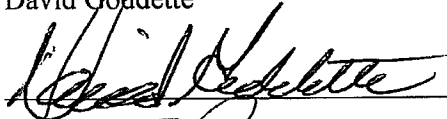
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Gordon Smith, Chair



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Date

6-13-16

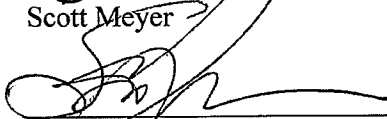
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David Goddette



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Date

6-13-2016

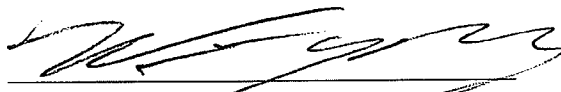
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Scott Meyer



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Date

6-13-16

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Walter Pomroy



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Date

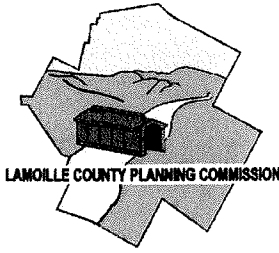
6/13/16

\_\_\_\_\_  
Bob Sweetser



\_\_\_\_\_  
Date

6-13-16



## Lamoille County Planning Commission

PO Box 1637  
Demars Building, 52 Portland Street, Second Floor  
Morrisville, Vermont 05661

[www.lcpcvt.org](http://www.lcpcvt.org)

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(802) 888-4548 • e-mail: [lcpc@lcpcvt.org](mailto:lcpc@lcpcvt.org) • fax: (802) 888-6938

June 27, 2016

Sanford Miller  
Interim Village Manager  
Village of Johnson  
P.O. Box 603  
Johnson, VT 05656

Dear Sanford Miller,

The Lamoille County Planning Commission (LCPC) has received notice of Johnson Village's intent to renew its application for Village Center Designation from the Vermont Downtown Development Review Board. To this end, we can verify that Johnson Village's municipal plan and planning process was reviewed and confirmed by the LCPC Board of Directors on September 24, 2013 and is in compliance with 24 V.S.A. § 4350.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Seth M. Jensen".

Seth Jensen  
Principal Planner  
Lamoille County Planning Commission  
802-888-4548  
[seth@lcpcvt.org](mailto:seth@lcpcvt.org)

Village of Johnson

P.O. Box 603, Johnson, VT 05656

June 14, 2016

R. Tasha Wallis  
Executive Director  
Lamoille County Planning Commission  
PO Box 1637  
Morrisville, VT 05661

Re: Johnson Village Center Designation Application Renewal

Dear Ms. Wallis,

I'm contacting you to inform the Lamoille County Planning Commission that the Village of Johnson is submitting a renewal application for Village Center Designation. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The application procedures require the Village of Johnson to notify both the regional planning commission and development corporation of its intent to renew Johnson's Village Center Designation.

Please contact me if you have any questions or would like to view the application upon completion. I can be reached at (802) 635-2611 or via email at [vojmanager@gmail.com](mailto:vojmanager@gmail.com).

Sincerely,



Sanford Miller  
Interim Village Manager  
Village of Johnson

Village of Johnson

P.O. Box 603, Johnson, VT 05656

June 29, 2016

John Mandeville  
Executive Director  
Lamoille Economic Development Corporation  
PO Box 455  
Morrisville, VT 05661

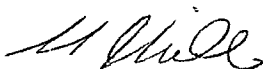
Re: Johnson Village Center Designation Application Renewal

Dear Mr. Mandeville,

I'm contacting you to inform the Lamoille Economic Development Corporation that the Village of Johnson is submitting an application to renew its Village Center Designation. The proposed Village Center Designation boundary includes an expansion to incorporate businesses and income producing properties along Railroad Street. The proposed village center extends north from the Lamoille Valley Rail Trail near Parker and Stearns hardware store to the Johnson Elementary School. The boundary extends east to west along Main Street from St. Johns Street to just past the Johnson Municipal Building. The application procedures require the Village of Johnson to notify both the regional development corporation and planning commission of its intent to renew Johnson's Village Center Designation.










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Sincerely,



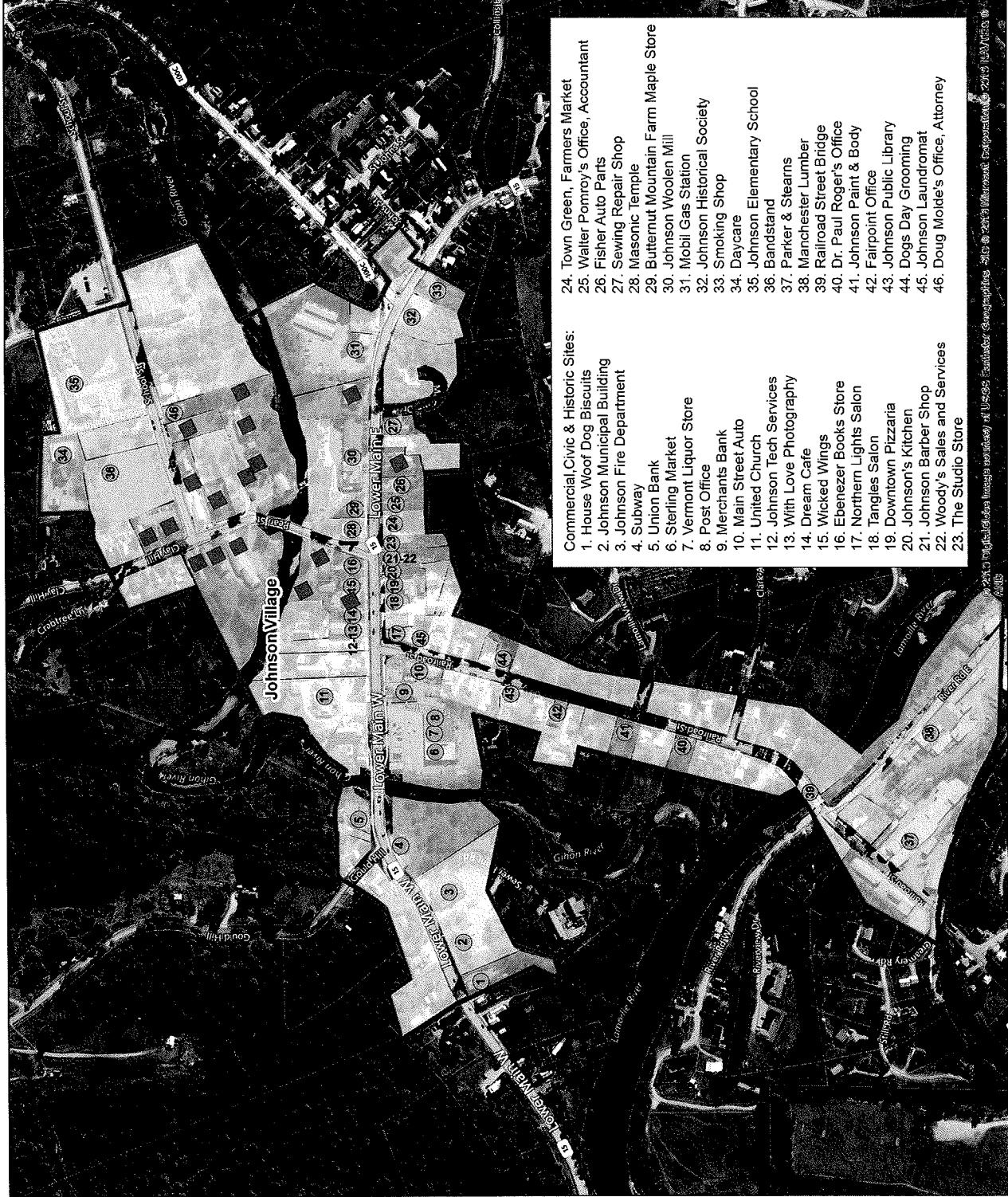
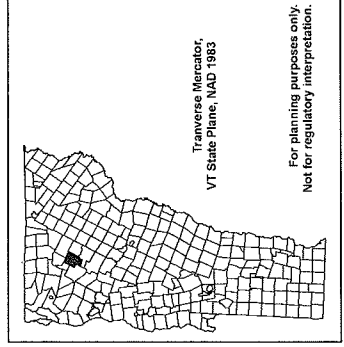
Sanford Miller  
Interim Village Manager  
Village of Johnson

# Johnson Proposed Designated Village Center Boundary

 Proposed Designated Village Center  
 Parcels  
 Lamoille Valley Rail Trail  
 Civic, Commercial & Historic Sites  
 Vermont Studio Center Buildings  
**Land Use Type:**  
 Civic/ Public  
 Commercial  
 Mixed Use  
 Residential

Data Source:  
PARCELS: Town of Johnson, 2014

Lamoille County Planning Commission  
Demars Building, 2nd Floor  
52 Portland Street, P.O. Box 1637  
Morrisville, VT 05661-1009  
802.888.4548 / 802.888.6938  
www.lcpcvt.org/ June, 2016



- Commercial, Civic & Historic Sites:**
1. House Wolf Dog Biscuits
  2. Johnson Municipal Building
  3. Johnson Fire Department
  4. Subway
  5. Union Bank
  6. Sterling Market
  7. Vermont Liquor Store
  8. Post Office
  9. Merchants Bank
  10. Main Street Auto
  11. United Church
  12. Johnson Tech Services
  13. With Love Photography
  14. Dream Cafe
  15. Wicked Wings
  16. Ebenezer Books Store
  17. Northern Lights Salon
  18. Tangles Salon
  19. Downtown Pizzeria
  20. Johnson's Kitchen
  21. Johnson Barber Shop
  22. Woody's Sales and Services
  23. The Studio Store
  24. Town Green, Farmers Market
  25. Walter Pomroy's Office, Accountant
  26. Fisher Auto Parts
  27. Sewing Repair Shop
  28. Masonic Temple
  29. Butternut Mountain Farm Maple Store
  30. Johnson Woolen Mill
  31. Mobil Gas Station
  32. Johnson Historical Society
  33. Smoking Shop
  34. Daycare
  35. Johnson Elementary School
  36. Bandstand
  37. Parker & Stearns
  38. Manchester Lumber
  39. Railroad Street Bridge
  40. Dr. Paul Roger's Office
  41. Johnson Paint & Body
  42. Fairpoint Office
  43. Johnson Public Library
  44. Dogs Day Grooming
  45. Johnson Laundromat
  46. Doug Molde's Office, Attorney

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