

**Johnson Planning Commission  
Meeting Minutes  
October 13, 2015**

Planning Commission members in attendance: David Butler, Kim Dunkley, Cindy Hennard, Brian Boyden, David Bergh, Ben Waterman, Phil Wilson, Paul Warden. Other attendees: Seth Jensen (LCPC), Lea Kilvadyova

*1. Call to order*

David Butler called the meeting to order at 7:02 p.m.

*2. Additions, Changes to Agenda*

Cindy asked to add a new item in other business.

*3. Review of minutes from meetings past*

**Paul Warden moved and Kim seconded the motion to approve the meeting minutes from Sept 8, 2015. Brian abstained, others voted yes, the motion passed.**

*4. Energy chapter of the plan*

Lea presented the draft of the energy chapter for the Commission's review. She said that the draft includes Phil Wilson's comments/questions. The following points were brought up during the discussion about the energy chapter.

- Brian suggested adding Morrisville Water & Light to the list of electric providers in town.
- Phil wondered about the meaning of following sentence: "The increasing costs of purchasing power are of great concern". Lea said that she will try to find out more but also suggested that the sentence could be eliminated since a remark about increasing costs would probably apply to many areas of municipal budgeting.
- Cindy wondered where the Village/Town stood in their discussions regarding the provision of services to Johnson residents. Has there been any shift toward more collaboration? Cindy suggested that the plan could make a recommendation to explore whether a more collaborative approach could bring about operating efficiencies. Lea said that the Planning Commission had this discussion when reviewing the Utility and Facilities chapter. She said that she will look what language we ended up putting in the plan.
- David Butler wondered about the accuracy of the figure that says that 21% of residencies use wood as primary heat sources. He thought it would be much higher. The LCPC will double check.
- David Butler asked if the Commission would be interested in encouraging commercial generation of electricity by biomass. The Commission said yes.
- Cindy said that tone of the paragraph describing hydro power was pretty negative. David Butler thought that micro hydro stations could have potential. Seth said that Waterville has done work with micro hydro and may have some good language included in their plan. Seth will research.

- Kim said that she would like to see the language in the plan that expresses our support for small scale renewable energy projects; particularly solar. Ben asked what the definition of small scale is. Kim said it would be good to define small scale as much as we can.
- Seth said that municipalities now have the ability to adopt solar screening ordinances that would lay out landscaping standards for proposed solar projects. An implementation task to look into adopting a solar screening ordinance could be added to the plan.
- Kim asked to clarify the paragraph describing the PACE Financing District. She said she would like to make it clear that PACE currently does not exist in Johnson. A suggestion was made to add an implementation task to explore PACE's implementation in Johnson.
- Phil said that he would like to clarify the language describing the planned update of electrical system voltage from 2400/4160 to 7200/12470.
  - A suggestion was made to add a policy stating our support for renewable energy generating projects that benefit Johnson businesses and residents. The policy should be followed by this statement: *Any proposed large scale, commercial energy projects shall be assessed for cost effectiveness and site potential, which includes a siting review regarding impacts to natural, scenic, and working landscapes, neighboring property owners and critical wildlife habitat. If such development occurs, service and access roads should utilize existing woods roads and trails in order to limit the amount of forest fragmentation and clearing.*
- David Butler poled the Commissioners about their opinions regarding the naming of the Sterling, Butternut and Laraway Mountain Ranges as places where we discourage energy projects. Most commissioners were in favor of including this statement in the plan.

#### *4. Form Based Code*

Before holding a formal public hearing, the Planning Commission would like to reach out to the community, introduce the draft code and get feedback. The Planning Commission would like to discuss the code with various town committees. Lea suggested asking Form Based Code Committee members for assistance with presenting the code. Lea will compile the list of town committees and the times they meet. David Bergh will prepare an outline of talking points.

#### *4. Correspondence*

David Bergh asked whether any action is needed regarding the AT&T's proposal to upgrade wireless antennas on Dibden. Lea said that we could comment if we wanted but are not required to.

#### *5. Cindy Hennard's addition to the agenda*

Cindy informed the Planning Commission that she had too much on her plate and needed to resign. David said that the resignation should be submitted to the Selectboard.

The meeting adjourned at 9:05 p.m.