

Johnson Planning Commission Meeting Final Minutes

Johnson Municipal Building

Wednesday December 13th, 2017

Board Members Present: Charles Gallanter, Phillip Wilson, David Butler, Paul Warden, Kim Dunkley,

Other visitors: Meghan Rodier LCPC

1. Paul motioned to table approval of minutes until next month since they were not available. Charles seconded. The motion passed unanimously.
2. Howard Romero said we need planning commission approval of a floodplain permit for the bike terrain park. The select board has approved the permit pending planning commission approval. Paul motioned to approve the permit. Kim seconded. Discussion was had regarding the specifics of the permit. Charles brought up the potential damage that could occur if the site floods and that would leave the town on the hook if that occurred. Howard thought nothing in the development could wash way since it was mostly ponds, logs and stones which are rather immovable. There will be no change in the amount of fill placed in the floodplain, rather material will be moved around. Kim called for a vote on the permit. Paul, Phil, David and Kim voted in favor, Charles opposed. The motion passed.
3. Meghan updated the commission on a meeting that was had between Howard Romero, floodplain administrator, LCPC and Rebecca Pfiffer of VT DEC Watershed Management. The issue of development falling through the cracks and not getting a permit and how that can be avoided since the town does not have building permits was discussed. Howard mentioned instances where he had not been notified of development that had occurred in the floodplain. Without building permits in town there are scenarios where development could occur without a floodplain permit.
4. Meghan brought up a storm water master planning grant that may be available to Johnson in the future. Brian Story thought that once the Jewett property development was settled that may be something the town would look at applying for.
5. Meghan presented an overview of Act 74 and how the enhanced energy plan would benefit the town, giving it standing with the public service board. LCPC has some time to help the commission develop a draft by April 1st and finalize the chapter by the end of the summer. David brought up that fact that the data being used to develop the plan appear to be flawed, especially the households heated by wood and households weatherized. Other than commissioning a survey not much can be done about that. Meghan gave the commission a draft of the plan being developed for Cambridge. The commission reviewed the wind energy potential map. The town has very few prime wind sites and most of the secondary wind sites are owned by the state. The commission also examined the solar potential map. The planning commission may reach out to the conservation commission to see if they have input on sensitive areas to be excluded from energy development. The commission will

- review the maps at the next meeting and make some decisions on suitability or lack of suitability.
6. The Eden town plan has been updated and is available to the planning commission to review at the town office.
 7. The commission is planning on meeting the second Monday of January, the 8th. The goal is to move meetings to that date going forward.
 8. Kim motioned to adjourn. Phil seconded. The meeting adjourned at 9:02 P.M.

The next scheduled meeting is January 8th at 7P.M. at the town office.