

**JOHNSON PLANNING COMMISSION**

**MINUTES**

Special Meeting: 09 MAR 2023, 7:00 PM EDT

*In person*

**Members** (P=Present; A=Absent)

<b>Adrienne Stevson</b>	<b>P</b>	<i>Vacant Seat</i>		<b>Rob Rodriguez</b>	<b>P</b>
<b>Charles Gallanter</b>	<b>P</b>	<b>Kim Cotnoir</b>	<b>P</b>	<i>Vacant Seat</i>	
<b>David Butler</b>	<b>P</b>	<b>Kyley Hill</b>	<b>P</b>	<b>Paul Warden</b>	<b>P</b>

**Guests: Meghan Rodier (remote) and Sal Morales, Lamoille County Planning Commission, and Valerie Valcour, Public Health Nurse, VT Dept. of Health.**

Note: Ms. Valcour left without presenting but subsequently sent information about the DOH’s “3-4-50 Vermont” program; see <https://www.healthvermont.gov/3-4-50>. This will be added to our next Agenda.

Call to Order 7 pm. Kyley joined 7:04. Kim joined 7:10.

Agenda Changes

- 3 proposed by Chair: Add (1) Members (2) Rail Trail Working Group (3) Survey Comments
- 1 proposed by Charles: (1) Hold elections tonight

Public Comment - None

Approval of 09 FEB 2023 meeting minutes. Adrienne moved the minutes be accepted as written, Kyley seconded. Unanimous, with David and Rob abstaining.

Mail – No new mail was presented.

Elections – David moved that Paul and Rob be elected Chair and Vice Chair/Clerk and that consideration be given to hiring someone to type minutes. Rob seconded. The Chair asked if anyone else was interested in serving in either role, no discussion. Unanimously passed.

JPC Members / Status of Selectboard reappointments

- David Butler - Reappointed
- Kyley Hill - Reappointed
- Shayne Spence – Resigned due to election to SelectBoard
- Greg Tatro – Resigned due to other time commitments.

**\*\*\*THANK YOU** - The JPC Members and Chair thank Greg and Shayne for their thoughtful service on the Planning Commission and wish them well in their continued involvement in the Johnson community.

Rail Trail Working Group – The Chair reminded members that the SB will be appointing a group to study ways to connect the Rail Trail to downtown. Interested parties should contact Brian Story and Beth Foy and express interest and thoughts. Likely to be appointed at next SB meeting.

JPC Survey Text Comments – JPC had previously decided to publish the comments and to explore a means of summarizing them, including categorizing and/or creating a word bubble matrix. Neither had been completed. The Chair mentioned that a citizen had requested that the comments be released. Members to agreed to release “as is” with survey headings interspersed to indicate the topic that elicited the text. No vote taken as releasing the results had previously been agreed to.

Note: The JPC thanked Sal Morales of LCPC for all his assistance with the survey, including set up of the on-line version, data compilation and text entry. Much appreciated!!

Review of “Housing and Demographics” chapter of Municipal Plan. LCPC provided updated statistics – throughout the chapter text. JPC to provide revised / streamlined goals (see end of chapter).

A. Text Review:

- Clarified the interval is 8 years now (new plan 2024-2032).
- Page 4 Parag. 3 – Added sentence re “A town-wide survey was conducted to solicit Johnson residents’ input on a wide range of issues.”
- Page 5 Overall Objectives – revisit at end of plan
- Page 6 – Discussion re Population Change graphic. Charles pointed out that « Change” should not be in the key for the bar graph. Y axes will be renamed to clarify the left is Population Count and the right axis is % Change. Agreed to make right axis labels green to match the line.
- Page 8 – Housing Affordability - Some discussion about the source and accuracy of the %s of owners and renters expressed.
- Page 9 – Table 2 – Agreed to replace the Median Home Value from ACS with Median Home Value from the Grand List to better reflect what the Town values a property at vs the market value. General agreement that 2020-2022 property sales figures are inflated due to covid.
- Page 10 Housing Stock by Structure
  - o Paragraph 1– grammatical corrections.
  - o Paragraph 2 – David opined that as written it is unnecessarily negative about trailer parks and should be reworded. Sal and Meghan will undertake.
- Sal presented some research the Chair had requested regarding the projected need for housing in 2030; in summary, the projections varied with assumptions about national economy (and locally the fate of NVU), so were abandoned as a usual item to include in the Town Plan. Charlie opined that we should decide whether the Plan is to be aspirational or descriptive based on state/federal projections. General agreement that the Plan should be aspirational, but based in reality.

B. Policies and Implementation Recommendations

- Rich discussion about various recommendations. Reviewed Recommendations sections from Cambridge, Waterville and Eden Town Plans.
- Simply bolding the existing action items at the end of each paragraph would help.
- Adding statement to address need for housing stock for all of Johnson’s citizens, including those who are disadvantaged, seniors, disabled, in recovery, etc.
- Sal and Meghan will draft recommendations based on the existing plans and member comments. Cambridge and Waterbury chapters will be consulted for action items.

8:30 Assignment for next meeting: Review and comment on the “Economic Development” chapter of the Municipal Plan. Our focus should be mainly on the “Policies” and “Implementation Recommendations” sections at the end. Members are encouraged to review Plans of adjacent towns to aid our discussion (Please let me know in advance if you want something copied for distribution to the group in the next meeting).

8:50 Adjourn David moved, Kyley seconded, unanimous.

NEXT MEETING: THURS 13 APR 2023, 7PM