

JOHNSON PLANNING COMMISSION

MINUTES

Regular Meeting: Thursday, 10 AUG 2023, 7:00 PM EDT

In person at JENNA’s PROMISE 117 ST. JOHN’S STREET

Members (P=Present; A=Absent)

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

Guests: Meghan Rodier, Lamoille County Planning Commission

Call to Order 7:04PM

Agenda Changes / Public Comment:

- Charles added discussion of 750ft Life Zone recommended by the Conservation Commission around vernal pools.
- Chair added Role of JPC in helping SelectBoard with flood recovery/planning

Approval of 08 JUNE 2023 meeting minutes. (July cancelled due to flooding). Adrienne moved, Kylie seconded. No discussion. Passed unanimously.

Mail – None

Chair Update / Member Issues. (1) Lamoille FiberNet update. Chair reported that LFCUD would be presenting a Construction Grant application to VCBB for the full \$14M of federal dollars designated for LFCUD based on number of passings. The proposal is a public – private partnership with Fidium Fiber (CCI), who is paying 40% of the cost of the network build. The term sheet LFCUD negotiated including financial incentives/penalties to ensure Fidium/CCI’s performance regarding extent and timeliness of construction, network operation and performance, and customer service as well as default and ownership transfer terms. Otter Creek CUD is proposing a similar arrangement with Fidium/CCI and adopted LFCUD’s terms. (2) LVRT – TOJ Connectivity Work Group update – none. Reportedly, the Cambridge to Morrisville section will be the next to reopen after flooding. (3) TOJ Northern Border Regional Commission grant update (for Light Industrial Park infrastructure funds). Chair reported that the SB has been told our grant request was being reviewed very favorably. No decision yet.

Review of LCPC edits to the ENHANCED ENERGY PLAN chapter and maps – was very quickly reviewed last meeting.

- Meghan reviewed the edits, mostly just statistical updates. She will revisit the LEAP (Low Emissions Analysis Platform) figures with the Public Service Board.
- Adrienne suggested that we add information about Energy Storage (critical nature, importance/opportunity in municipal buildings, etc.).
- Under “Areas Unsuitable for Renewable Energy Development” Bullet #2 read “No energy development in the 750 ft Life Zone around vernal pools.” Charlie voiced that 750 ft radius equaled 40 acres – which he thought excessive. (Calculation: $A = \pi r^2 = 3.1415 \times 750 \times 750 = 1,767,093 \text{ sq ft}$ /

43,560 sq ft per acre = 40.57 AC). Potentially represents a “public taking” of private property rights – for example in an Act 250 hearing. While respecting the importance of ecological protection of amphibian breeding habitat, the JPC members agreed. A review of State of Vermont DEC guidance indicates a 50 foot buffer is required; state guidelines indicate Vernal Pools are considered Class II wetlands and that development within 50 feet requires a permit ([Jurisdictional Wetlands | Department of Environmental Conservation \(vermont.gov\)](#)). Language of this section was changed to reflect the JPC’s position (and notes made to make similar changes to the Natural Resources chapter.

- Under Recommendations, Adrienne suggested recommending investigating converting street lights to LED.
- Charlie questioned the economics of the recommendation to study costs and benefits of upgrading the Village’s electric system to 7200/12470V, particularly with regard to upgrading transformers.

Discussion/draft edits for the TRANSPORTATION chapter.

- Discussed adding discussion of Class IV roads and specifically hydrologically connected sections to paragraph 3 on page 55
- Under “sidewalks” agreed to add strong support of JPC Survey respondents for sidewalks from Sterling Market to Jolley’s. Also interest in sidewalk extensions east on Rt 15 up the gulch to Katy Winn Trailer Park and up Clay Hill Road to the college.
- Under “Public Transportation” it was discussed whether the CVCOA program Retired Senior Volunteer Program (RSVP) no longer existed. It appears that it does ([RSVP \(cvcoa.org\)](#)).
- Under Recommendations, add action items for workgroups: (a) Revisit Johnson’s Pathways Plan (pedestrian improvements for citizens and visitors), (2) LVRT connector bikeway, (3) Sidewalks to Jolley’s

8:45 Adjourn.