

JOHNSON PLANNING COMMISSION

MINUTES

Regular Meeting: THURS, 08 FEB 2024, 6:30PM EDT

In person at Butternut Mountain Farm Store, 31 Main St., Johnson

Members (P=Present; A=Absent)

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

Other Attendees:

- Meghan Rodier and Alberto Della Torre, LCPC

Call to Order 6:36pm

Agenda Changes & Public Comment – Meghan suggested skipping flood Resiliency review, have done twice. No objection.

Roll call – Above. Kim joined at 6:55, Kylie joined at 7:30.

Housekeeping

- Approval of Minutes from 11 JAN 2024 meeting: Adrienne so moved, Charles seconded. No discussion. Passed unanimously, with David abstaining.
- Mail – No new mail was brought to the JPC’s attention.

Chair / Member Updates

- Lamoille FiberNet – Chair reported that the contract with CCI/Fidium Fiber has been signed, construction slated to begin in Spring, expect to complete ~85% of un-underserved addresses in Lamoille County in 2024. Working on funding sources for remainder (Phase 2) in 2025.
- Rail Trail Committee – Adrienne reported that the RTC is applying for an ARPA grant for benches, bike racks, etc., to be installed in and around the Village. Also working on a survey of businesses re needs for Rail Trail traffic.

Land Use chapter review

- Chair suggested a revised introductory paragraph to orient the reader and explain that the term “districts” is conceptual only.
- Charles suggested omitting any discussion of the Town Sewer Service Area in the Main Street West - Mixed (Village) section. Agreed.
- College District changed to University District throughout.
- “Industrial District” was changed to “Commercial – Mixed Use” to reflect potentially broader uses of these areas. (Map to be changed also)

- David pointed out that his recollection is that the Act 250 permit for the Jewett Property/Light Industrial Park excludes residential use; if that is being considered, needs to be investigated and considered.

NOTE: Subsequent research by Charles: (1) Both Eban and Duncan say that the Act 250 Permit Application is in the hands of Mumley Engineering. (2) Charles spoke with Luke Wiley at Mumley who said that there was no prior Act 250 Permit issued. (3) A draft Act 250 application is being prepared that includes 6 lots for residential development.

- Flood Hazard Overlay District section was edited to clarify that this designation is required so that property owners within the District are eligible for National Flood Insurance.
- The Village District wording was clarified to encourage development in Village area not in the Flood Hazard Area.

Review of Implementation Recommendations by Chapter.

- This topic was tabled until the next meeting to allow more thoughtful review and comments, including options for categorizing the actions (e.g., 1 yr, 3 yr, 5 yr). The Chair reviewed similar Town Plan sections from Jericho (“Getting It Done”) and Cambridge (“Action Matrix”) as examples to review.

Draft new Flood Hazard Bylaw for Johnson – Discussed, no action,

- Review NFIP Checklist of Requirements for Flood Hazard Area Bylaws re current bylaw
- Discussed the Flood Hazard Bylaw briefly – agreed to use that template as Johnson has not adopted the state River Corridor plan at this time.
- David reminded the group that we had discussed the benefit of the river corridor plan in the low-lying, flood prone areas of Johnson and that our concerns were the requirements that would be imposed by the “over mapping” of some of the higher elevation areas. Meghan reported that a hybrid approach may not be possible; Stowe has just done something similar. When we reviewed river corridors several years ago, it was all or nothing. Bears further investigation.

Next Regular Meeting 14 MAR 2024, 6:30pm. Homework – review and categorize “Implementation Recommendations”.

Adjourn: Kylie moved, Adrienne seconded. Unanimous.