

JOHNSON PLANNING COMMISSION

MINUTES

Regular Meeting: THURS, 12 SEP 2024, 6:30PM EDT

In person at Johnson Municipal Bldg.

Members (P=Present; A=Absent)

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

Call to Order 6:38pm

Roll Call - Above

Public Comment – None

Changes – Chair: Add Discussion of Flood Hazard Bylaws and ERAF Funding after Updates

- Approval of Minutes from 08 Aug 2024 meeting: Rob so moved, Adrienne seconded. Passed, with Kyley abstaining.
- Mail – Not checked.

Member Updates

- Lamoille FiberNet – Build out almost complete in Johnson! And people are already connected all around town.
- Rail Trail Committee – Adrienne reported the RTC is working with VHB (consultants) under the VOREC grant on the bike lane feasibility study, have a Gravel Roads Subcommittee working on a gravel roads map for bikers, and have discussed overnight camping options (e.g., Holmes Meadow).
- Re-imagine Johnson Meeting #2 – Briefly discussed the 5 selected topics for task groups:
 1. Bring a Grocery Store to Johnson and Increase Awareness and Access to Food
 2. Develop a Housing Strategy
 3. Downtown Reconfiguration and Redevelopment
 4. Capitalize and Increase Recreational Economic Opportunities
 5. Enhance and Strengthen the College/Town Connection

Note: JPCs role in any/all topics to be determined.

- Draft Municipal Plan status (VT had their Public Hearing and SB Public Hearing #1 was Monday). WE discussed the Trustees suggestion of including ATVs in the Municipal Plan, including drafts of wording. Agreed on the following (Rob moved, Kylie seconded, unanimous):

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“ATV trail network

All-Terrain Vehicle (ATV) use represents one of Johnson's recreational opportunities. ATVs may be used in accordance with the Town of Johnson ATV Ordinance (see: [CPY Document secureserver.net](#))."

Page 93 (at end of Local Business Paragraph):

"New job opportunities could be created in Johnson by companies providing services to ATV users."

Town Sewer Service Area (TSSA) Extension Draft status – Brief update is that a revision is being drafted that extends the TSSA to include all of properties that were partially included before. This increases the west area by approximately 3 acres (the portion of the Jewett Property that is not in the Village – note the east side had previously been expended in the early 2000's by approx. 114 acres; was initially only 44 acres, now 117 acres) and the east side from 33 to 121 acres. How and whether to suggest areas for possible further expansion is a subject for another day.

Flood Hazard Bylaws and ERAF Funding – The Chair discussed summary of status and options as provided by Ron Rodjenski (Stone Shore Municipal Consulting) on 19 AUG 2024. Johnson ERAF state disaster supplemental funding level is currently listed by the state at 7.5%. Ron believes it should be 12.5% as both the Town and Village have submitted 2024 Local emergency Management Plans (LEMP) as required. Village approval date is unconfirmed, and Ron is looking into that.

The 3 ERAF funding levels are:

- 7.5% (Fed/State = 82.5%, Local = 17.5%)
- 12.5% (Fed/State = 87.5%, Local = 12.5%) – Ron believes Johnson at 12.5%
- 17.5% (Fed/State = 92.5%, Local 7.5%) – Requires River Corridor Protection or FEMA Community Rating Designation. Note: River corridor protection expected to be required by the state in 2027 or so.

All agreed to review Ron's material and LCPC handouts for discussion at the next meeting.

Review of Form Based Code nomination of Administrative Officer – Charles stated that the ordinance states that the Planning Commission is to nominate the FBC Administrative Officer – and he does not think we ever nominated Tom Galinat. Several members disagreed, thinking that we had – minutes to be checked. Charles further stated that he thought Tom had too much on his plate and wondered if we could nominate someone else, citing the Sterling Market/post office construction (siding/glazing), Woolen Mill (windows) and Danger House (shelter) as projects that should have applied for a gotten permits but did not. Charlei suggested the following potential candidates and responses: Scott Meyer (not contacted to gauge interest), Walter Pomeroy (not willing), and David Butler (considering). After discussion, agreed to see if proper procedure was followed for nomination and consider future discussion.

Discussion about hiring a contract town planner/designer – Adrienne mentioned the idea of potentially hiring a contractor (planning specialist) to help plan the reinvention of Johnson. Generally agreed that help would be needed – expertise required will likely be beyond standing committees – but with Re-imagine Johnson now underway, agreed best to see what meeting #3 develops and then discuss further.

Adjourn 8:15pm.

Next RE-imagine Johnson Meeting: WED, 6:30 – 9PM, 09 OCT 2024

Next Regular JPC Meeting: THURS, 6:30PM, 10 OCT 2024.