

JOHNSON PLANNING COMMISSION

MEETING MINUTES

Regular Meeting: THURS, 10 OCT 2024, 6:30PM EDT

In person at Johnson Municipal Bldg.

Members (P=Present; A=Absent)

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

AGENDA

Call to Order: 6:34 pm.

Roll Call - Above

Public Comment – None

Agenda Changes – Added ATV text for Municipal Plan; Consider change of meeting schedule.

Housekeeping

- Approval of Minutes from 12 SEP 2024 meeting (as revised to correct spelling errors): Adrienne moved, Rob seconded, unanimous.
- Mail - None

Member Updates

- Lamaille FiberNet – All of Johnson on-grid, un/under-served addresses are no eligible for connection. Rob reported that DigSafe would not detect his power line, he had to pay \$200. Chair will investigate.
- Rail Trail Committee – Adrienne reported the RTC is working on a Trail head map, a gravel roads map, a bike rack near the Cold Spring, and granite steps for the steep section at the trailhead.
- Town Sewer Service Area (TSSA) Extension Draft status – Duncan is working with LCPC to generate a map of the new boundary (to include 100% of parcels only partly inside the old boundary) and a text description with parcel numbers, etc.

Flood Hazard Bylaws Discussion – Ron Rodjenski, Stone Shore Consulting – Ron is in Florida without power due to Hurricane Milton, so unable to join the meeting to review FH bylaws. The JPC spent time reading and discussing the options to increase ERAF funding eligibility to 17.5%. Ron had previously coordinated with the Town and Village to get the proper documentation to the state to confirm current rating is 12.5% (state had us listed as 7.5%). No action taken; Ron will be invited to the November meeting to continue discussion.

Form Based Code - Amendment for Flood Resiliency Measures – Considerable discussion about (a) the discretion that the Development Review Board already has (Section 3 indicates the DRB can approve non-conforming permits), (b) the desirability of a grocery store in Johnson vs. the wisdom of rebuilding in the same place, realizing that any FBC modification would apply to other buildings also and (c) flood water displacement – without compensatory flood water storage measures, what would the impact be on adjacent/nearby properties if the market building has a barrier that excludes 140,000 cu. ft. of flood water? Strong sentiment that the JPC vision should be for the long-term betterment of Johnson, and we should not encourage risky short-term fixes (however attractive). The JPC declined to make a recommendation to the Selectboard for FBC modification.

Re-imagine Johnson Updates – Charles recapped the Market/Food task force meeting; Kyley summarized the Housing TF meeting and Adrienne reviewed the Reconfigure Downtown TF discussion. For now, no official role for the JPC in these task forces, just participate as individuals.

Discussion re Contract Planner for Johnson – tabled for now, is part of the Reconfigure Downtown TF discussion.

Discussion re ATV text in Municipal Plan – Meghan met with the Village Trustees to review the JPC’s proposed revision of the text they/Alberto had added regarding ATVs. The Trustees did not like the revision and put back their original language in both places and added a short paragraph about trails and trail maintenance, essentially repeating the VAST trail paragraph. General acceptance of wording regarding business opportunities, some discussion/disagreement about the word “essential” to describe ATVs and Johnson recreation economy. Regarding the “an interest exists to find a solution that would provide connectivity between the current trail network and downtown amenities and services” – some discussion about whether the plan should recognize that there is a debate about the desirability of such a connection. Resolved that Chair would propose language for consideration; regardless, this will be decided at a joint meeting of the Selectboard and Trustees on 10/30.

Discussion re Changing JPC meeting schedule – Adrienne suggested changing to 3rd or 4th week of the month to reduce meeting conflicts. Agreed not good for Nov and Dec – revisit thereafter.

Adjourn Kyley moved, Adrienne seconded, unanimous. 9:20. Next Regular Meeting 14 NOV 2024.