



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Regular Meeting
October 18, 2016**

Approved November 1, 2016

Present: Jason Cheney, Samantha Dunn, Phyl Newbeck, Katie Forleo, Susan Bresee, Conor Lahiff

Absent: Erik Glitman

Public: Glenn and Ellie Martin

Guests: Katherine Sonnick (Planner), Amelia Moriarty (Recording Secretary)

Call to Order

Jason called the meeting to order at 6:59 pm.

Public Comment

None

Approval of October 4, 2016 Minutes

Phyl made the motion to approve, seconded by Katie. Passed 6 - 0.

Regional Energy Plan - Energy Constraints Discussion

Katherine led the discussion going over both the current as well as proposed energy constraints in Jericho. She described how she came up with the list of current and proposed constraints and that a copy had been sent to the Town Conservation Commission.

They discussed the three tiers of conservation in the Town Plan. They were primary conservation areas, secondary conservation areas and tertiary conservation areas. Susan asked about how the land would go about developing solar and choosing the land in which to develop. The answer was that it was the landowner's decision. The regulations would allow the town to give input on where solar could and could not be allowed. This would not necessarily be where solar *had* to go.

Katherine will add information about the priority for focusing residential and commercial development in the village centers, making them unsuitable areas for energy generation. Also, she will add information about current use properties.

Draft Commercial District Regulations Discussion

Jason asked for public comment.

The Planning Commission confirmed for Ellie that there would be more time to talk about the draft commercial district regulations before they would be presented to the Selectboard.

The way that Glenn read the draft commercial district regulations, the formula business definition would allow for no other Merchant's bank competition or other services such as CVS Pharmacy to be within 10 miles of each other. He warned that this could be very restrictive of fair trade. In fact, he wondered if it was even constitutional.

Ellie wondered why mixed use housing was removed since it was already there. She also had concerns that moving restaurants to the village center would cause traffic problems since there would be such a need for parking. She asked what was wrong with it being called the Commercial District. Jason answered it was because there would be no retail allowed and such a name would sound like there would be. The Martins offered to knock on doors to encourage public participation. Samantha agreed that would be a good idea to get more people in attendance. Ellie also pointed out there had been nearly as many landowners at their meeting as the public at the public meeting. Glenn said that he had been trying to attract business, "you name it, I've talked to them". The conversation continued on the topic of business development in Jericho until Jason concluded the public portion of the meeting.

The first item Katherine wanted to discuss was the formula businesses. Both what it means and where it comes from. Samantha was worried that it was too restrictive, did not connect to any discussion and should be removed. Jason agreed that he they had not directly talked about this before except for possibly from the talk on restricting franchises. Everyone agreed in general, but even though Jerihill was a co-op and not a franchise, it would still be considered a formula business. Glenn was right in that competition is good, said Conor. Susan thought that it may have come from a concern of having generic building and looking like anywhere USA, a common concern among small towns. She thought it was best to apply architectural standards instead of a mileage restriction, as long as the business was not displayed the same way as everywhere else. Samantha agreed it was not about restriction but design. It was agreed the conversation should be tabled for later and not be included in the district standards at this time.

The PC addressed Ellie's comment on retail. As long as the building and location of a business with accessory retail is owned by one person, another person can run the accessory retail. That clarification would be made. Other towns were looked at for references to definitions of retail sales. Jerihill was classified as a building supply yard. The name would be the Rural Business District. Character based standards would be made as a new chapter, not for all districts. The maximum building size would be a foot print of 10,000 square feet. Almost all other town plans that were looked at for reference had very small footprint maximums. Different uses could get different footprints. Some verbiage was changed for clarification. Buildings over 3,000 square feet must be broken up so gross building size could be larger. What qualifies as the breaking up of massing was discussed, as well as how to judge how well a building fits into the character of the town, building pitch and varying rooflines.

Buildings being required to face the street would not restrict solar development. The only entrance of a building would not need to be near the street, not even the main entrance would need to be facing the street if parking was required to be in the back. Parking could also possibly be allowed in front if it was small. This was discussed further until Jason chose to move on to the next item.

Other Business

None

Wrap up and Planning for Next Meeting

The Public Workshop without the consultant would be on the 29th.

Phyl made the motion to adjourn, seconded by Katie. Passed 6 - 0. Meeting adjourned at 9:00.