



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Regular Meeting
October 4, 2016**

Approved October 18, 2016

Present: Jason Cheney, Samantha Dunn, Phyl Newbeck, Erik Glitman, Susan Bresee, Conor Lahiff
Absent: Katie Forleo
Public: Catherine McMains, Stuart Alexander, Reed Sims,
Guests: Katherine Sonnick (Planner), Amelia Moriarty (Recording Secretary), Melanie Needle (CCRPC), Emily Nosse-Leirer (CCRPC)

Call to Order

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

Public Comment

None

Approval of September 20, 2016 Minutes

Phyl made the motion to approve, seconded by Samantha. Passed 5 - 0.

Regional Energy Plan Presentation and Discussion

Melanie Needle, a senior planner for the Regional Planning Commission, began the Regional Energy Plan presentation with some background. Going over the state contract, Act 174 and “substantial deference”. She answered a few questions before moving on to the next slide. She talked about how the purpose is to advance state's energy and climate goals and went over several of Vermont’s energy plan goal and the different groups who were involved such as CCRPC, Electric utilities, DPS, VEIC and VEAN and their role. The next slide showed a detailed schedule including the Project Kickoff (July 2016), the date the Draft Maps are due to DP (December 2016) and the projected date that the First Draft of the Regional Energy Plan would be done (May 2017), with the final to be incorporated in the next ECOS plan, to be adopted in May 2018. Going onto the next slide, Melanie went over what the plan would discuss; how it would be a roadmap for how Chittenden County would do their part to meet Vermont’s energy goal by 2050. The first item that the plan would discuss was the baseline data on energy usage across all sectors and where that energy came from. The second item was strategies to achieve a 1/3 reduction in energy usage, the third was the future energy demand (organized by energy source).

Reed Sims, a member of the public, asked when questions should be taken. He asked what the 8 along the y-axis of the graph shown on the current slide signified. It signified a unit of energy which was not specified on the graph. The presentation continued.

The fourth part of the plant would discuss energy resource mapping. These maps would provide guidance regarding appropriate and inappropriate places for renewable energy development based on a simple GIS exercise. There would be three steps to Energy Production Mapping. The first was to identify all possible solar and wind generation areas. Two maps were shown to illustrate different potential areas for both wind and solar energy in Jericho. The second step would be to remove all restraints which were organized into 2 levels of impact to development as determined by the Department of Public Services. The third step would be identification of base and prime energy resources.

The next slide showed an infographic which showed the land based solar potential; the total land area of the BCRC region, the amount of land considered prime solar and finally the amount of land that would actually need to be used. Another slide described the Municipality's Input.

A slide on the Regional Energy Production Constraints considered the different possible constraints for development in Chittenden County. The PC began to discuss these constraints such as the buffer of 1 km around homes from wind turbines among other concerns and the measurability of weatherization.

Jason opened up the floor to public comment. There was discussion on the regional energy plan presentation. Samantha asked if there was a proportion of prime agricultural soil would be required to be developed. Reed Sims said that he believed that development of prime agricultural soil could be almost nearly avoided with all of the other available land.

Susan also asked if the map considered rooftops as area for development for solar or had been subtracted from the area.

Katherine thought that it would be useful to review the town regulations and the Town Plan for possible restrictions of development and that could be discussed at the next meeting.

Discussion/Status Update - Draft Commercial District Regulations

The discussion began with the table of uses. Jason made it clear that a additional money has been asked for from Land Works. The schedule was discussed specifically concerning the Land Works hearing as well as when and where the next workshop would be.

The Planning Commission moved on to the issue that the uses in the Commercial District. One issue was the allowance of accessory apartments on such uses as veterinarian clinics. Susan shared her collection of characteristics of businesses that would complement the village and benefit from a rural setting. Two definitions and uses that were heavily discussed were those of lumber and/or building supply yards and Garden centers. There was also some discussion on the use of fuel sales and where and how it should be allowed and ended being left conditional for the

time being. The PC determined that the personal/professional services definition needs further work.

Other Business

None

Wrap up and Planning for Next Meeting

The PC should have the draft regulations from LandWorks for review and they would discuss the Jericho energy constraints. Phyl made the motion to adjourn, seconded by Erik. Passed 6 - 0. Meeting adjourned at 9:04.