



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Regular Meeting
November 1, 2016**

Approved November 15, 2016

Present: Jason Cheney, Samantha Dunn, Phyl Newbeck, Katie Forleo, Susan Bresee, Erik Glitman

Absent: Conor Lahiff

Public: Glenn and Ellie Martin, JD Bugbee, Stuart A. Alexander, Hugh Griffiths,

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

Call to Order

Jason called the meeting to order at 7:00 pm.

Public Comment

None

Approval of October 18, 2016 Minutes

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

Draft Commercial District Regulations Discussion

JD Bugbee asked for the maximum and minimum square footprint footage to be clarified. Samantha explained were in the process that decision was. JD explained how a smaller footprint size (10,000 square feet) would impact him. He suggested that a 16,000 square foot, foot print would meet his needs. He also answered Susan that using a second floor was not that common, usually only used for offices. The PC thanked him for his helpful comment.

Jason asked for any additional public comment.

Stuart Alexander asked the PC to consider, when thinking about front yard parking, not allowing parking in the front of the building as seen from Route 15.

It was decided that the Draft Commercial District Regulations would be looked at starting from the beginning of the document.

The term *non-profit* was defined.

Jason made a suggestion to help define building size with a map that would subdivide the commercial district into three different zones that would each have a different table of uses. One of those zones was pink, called pre-existing. Samantha did not think that this was a good zone because it was defined by the present conditions, which may limit the future when those businesses decide to move. Susan thought that it may be more productive to focus on either size or uses, but not both at the same time, which is what Jason's map was doing. Samantha agreed, especially since these topics needed to be decided upon before the public workshop.

JD asked why the size of a building was such a big deal. He thought that design and other aspects were much more important and would be less restrictive to growth or development of a business like size would be.

The importance of size was discussed and how the number of 10,000 came about. It was decided the conversation of size would be saved for another time.

Ellie asked when her questions would be addressed. Jason answered that the best course of action would be for the PC to first finish conversation on the current topic and that they could later get back to Ellie's comments.

With that, the PC continued on to the topic of building design. Phyl agreed with Susan that the inclusion of illustrations as examples of different levels of articulation would be helpful to the DRB. Other discussed topics were: blank walls, pitched roofs, solar panels and especially front facades. The next issue was streetscape and landscape. The PC discussed how requirements would be reinforced and what the process of screening would be. As the PC continued to each new comment was resolved, some language was changed as well as definitions. Comments were answered with a question mark. Signs were discussed. It was also decided that solar would not be limited along Route 15.

Commercial District Public Workshop Planning

Samantha wanted to have an entire meeting before the workshop to talk about what would happen in the workshop. So the meeting of the 29th would be given for people to prepare, and the workshop would be on the 6th.

Other Business

None

Wrap up and Planning for Next Meeting

For the next meeting, the first hour would be dedicated to what the goals would be for the workshop. Number one on the next agenda would be the workshop, then the table of uses and finally size.

Phyl made the motion to adjourn, seconded by Katie. Passed 6 - 0. Meeting adjourned at 8:59.