



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Regular Meeting
November 15, 2016**

Approved November 29, 2016

Present: Samantha Dunn, Phyl Newbeck, Katie Forleo, Susan Bresee, Conor Lahiff, Erik Glitman

Absent: Jason Cheney

Public: Glenn Martin

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

Call to Order

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

Public Comment

None

Approval of November 15, 2016 Minutes

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

Draft Commercial District Regulations Discussion

The PC (Planning Commission) discussed how to better define a personal or professional service, looking at the definitions used by other towns. Erik asked what was driving the definition; if there was a certain type of building that was meant to be excluded from the village center and so be driven into the commercial district. The purpose of the definitions was to split apart the different sorts of uses and to better discern which would be allowed where. To clarify, it was not size alone that was the deciding factor in this, but the use. This was why it was important to better the definition.

Samantha proposed to make the splitting of the personal and professional services the first order of business, following the Richmond model. The rest of the PC was in agreement.

Susan asked which characteristics of the Shelburne model that Katherine liked. She replied that the Richmond definition of a business office did not make much sense and preferred Shelburne's definition which did not have business and professional separated. The PC discussed whether or not the two definitions should be separated. Samantha asked why a professional office was different from personal services. The answer was they they were not. The PC concluded to go

with the Shelburne definition then to go through the table of uses and to see how well people reacted to the definition.

The PC agreed to get rid of the two types of personal/professional services. They discussed the current size differentiation of 3,000 square feet and decided that a footnote would suffice to indicate that in the Village District, a “Personal Service Shop” would be conditional if over 3,000 square feet.

One way to limit residential was to restrict it from being a first story, while allowing it to be the second, third and so on floor of a building. Glenn Martin liked this idea as well. Samantha believed in theory she liked this idea, but thought that in reality it would be limited to affordable housing and this was not a good location for any type of housing and Katie agreed. No changes were made, but Samantha suggested that this would be a good question to ask at the Workshop to see what the general take was from people in the Town. The PC agreed to this approach. Katie asked to have mobile homes updated to include manufactured homes as well to progress with the changing times. It was discussed whether mobile home sales were combined with motor vehicle sales. Galleries and museums were removed from the commercial district but studios would stay. “Bulk Fuel Sales” was to be made separate from fuel sales and only allowed in the Commercial district. “Heavy Manufacturing” would not be a use that would be in the Commercial District. They PC added “Non Retail Business Incubation Facility” as a use and would add the “Artisan Manufacturing” definition that is in the Riverside zoning to the “Light Industrial” definition. The PC continued to go through the table of uses.

Commercial District Public Workshop Planning

The Planning Commission decided to postpone the workshop to the second meeting of the month of January. The meeting of the 29th was not going to be canceled.

Other Business

None

Wrap up and Planning for Next Meeting

The PC would continue through the Commercial District draft standards and talk further about the workshop.

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