



Town of Jericho  
Planning Commission

**Jericho Planning Commission Minutes**  
**Regular Meeting**  
**April 5, 2016**  
**Approved May 3, 2016**

**Present:** Phyl Newbeck, Jason Cheney, Samantha Dunn, Susan Bresee

**Absent:** Barbara Bedard, Katrina DeLaBruere

**Public:** None

**Guests:** Katherine Sonnick (Planner), Katie Forleo, JD Bugbee, Dean Davis, Stuart Alexander, David Villeneuve, David Raphael

Jason called the meeting to order at 7:00 p.m.

Public Comment

There was none.

Draft Zoning Regulations Public Hearing

Katherine summarized the major changes and directed the public to the summary change document. Jason opened up the hearing.

Stuart Alexander expressed his interest in making the change in §3.2.6, landscaping in the front of building, to be retroactive to existing developments as South Burlington did with their signs. He noted the inconsistency in §3.2.7 where the language is “should” and §11.2.3 where the language is “shall” for parking in front of a building. He asked about the changes to §4.7.3. regarding accessory apartments and wondered if this was in response to a specific issue on Nashville Road. He finally wondered if the prohibited/conditional vs. permitted uses were accurate for the personal professional services.

Dean Davis commented that the retroactive nature that Mr. Alexander was recommending would put undue burden on property owners.

JD Bugbee inquired about the change in maximum building size from 60,000 square feet to 8,000 square feet, specifically about why that size is proposed. He thought that size was small and would limit commercial development. Jason noted that the proposed change was a temporary change until the real work could be done with the Commercial District study. Mr. Bugbee also noted that the Jericho East neighborhood will be selling a 4 acre parcel that is currently in use for water for the neighborhood as they hook on to public water.

David Villeneuve noted that he owns land in the Commercial District and the 8,000 square foot maximum building size recommended is too small and any change should be the result of the Commercial District study and not before the study. He noted that he has mentioned that the Town should approve a road from the Dollar General site to North Main Street. He asked for the PC to explain how a strip mall is defined. Samantha read how “strip development” is described in the regulations. He noted that he didn’t agree on the proposed prohibition of parking in the front of a building in the commercial district. Mr. Villeneuve plans on protesting the changes. Jason noted that he and Katherine would be happy to meet with David to further discuss his concerns.

David noted that he has much more to comment on and the PC needs to listen further to his comments. Jason mentioned that they have more information to discuss this evening and will continue to public hearing to hear more input.

#### Interview of Katie Forleo for the Planning Commission (PC) Vacancy

Katie noted her job working with a non-profit housing developer and believes that her experience there will fit well with volunteering on the PC. The PC asked several questions about her interest and thoughts about the PC. Jason noted that another resident was interested in applying for the vacancy and was unable to be interviewed at the meeting and will be at an upcoming meeting. They will be in touch about an interview with the Selectboard.

#### Minutes

On a motion by Jason, seconded by Susan, the PC approved the minutes of March 15, 2015 as written. Motion passed 4-0.

#### Commercial District Start Up Meeting with LandWorks

David Raphael from LandWorks shared a PowerPoint presentation summarizing his observations of the area and district, existing language for the district and steps forward. He noted the Town Plan language describing the uses and development type. He referred the terms in the Plan “minimum impact” and “suburban strip development shall be avoided”. He has observed a portion of the district is residential today, essentially making the district mixed use. The commercial uses are primarily served by single access with no shared parking. He noted that there is some open land, barns and barn structures and lack of trees are notable features in the corridor. He addressed the issue of the view to Mt. Mansfield being mostly about the view from the road and generally not from the lots. He noted it would be important to consider views in the foreground with landscaping, green space as well as the views to the mountain. He noted the importance of considering architectural design patterns of what is there and what could be. He also discussed the importance of considering appropriate signs for the district. He continued discussing the uses permitted, conditional and not allowed in the district and thought it would be important to discuss what the desired uses are for the future as well as considering the intensity of development.

David directed the PC to the memo he provided with the preliminary questions. One issue he highlighted was the key takeaways from Riverside Character Based Zoning project.

David noted the deliverables proposed for the project including a discussion of needs and the vision, consideration of an overlay along RT 15, a consolidation of standards and development of illustrative guidelines. He suggested a standalone section might make sense. He noted that the project would include two community workshops and with the PC's input, it was determined at May 11<sup>th</sup> was the best date. The first one will focus on introduction of the project, existing conditions, and parameters of the project, to get feedback on the questions as well as discussion of some possibilities moving forward. It would begin at 5:30 with a walk/drive around the district and a 1 ½ hour meeting would follow in the district. He noted that LandWorks will provide an information sheet to get the word out for the workshop in the next week or so. The second community workshop will focus on review and commenting on the draft documents produced. This meeting would follow additional input from the PC. He noted the importance of reaching out to the community as well as the community attending any discussion along the way. He encouraged the community to speak directly with LandWorks. He noted the importance of reaching out through social media.

Samantha asked for some more specific questions to help them prepare. Having homework that would ask for details will provide more helpful information. David agreed to have some more specific questions under the general questions headings as well as the agenda and outline to the PC for review at their next meeting. Jason noted having some points mapped out for the walk around would be helpful. Susan noted the "photo voice" idea where people could submit photos of things they like and things they don't like. An on-line database could be set up where people could view and react to the images would provide for a tool for those who can't attend to participate. David noted this could be set up ahead of the workshop. Susan noted that she would appreciate some thoughts about the uses for the district and how they don't differ much from the village centers uses how the town doesn't want the development in commercial district to be the same as the village centers. Do the Commercial and village center districts grow together with and what uses go where? Jason noted that the Town doesn't want what is currently in the District to drive what will be there in the future. Samantha noted about thinking of the short term and the long term development and form in the district. David agreed that looking into the issue of access, landscaping and signage were some obvious issues to address. He mentioned the importance of how to help Jericho stay Jericho and not become Essex or Williston.

#### Other Business

None

#### Planning for Next Meeting

The PC plans to hold their continued public hearing, prepare for the workshop and hold the second interview.

On a motion by Phyl, seconded by Samantha, the PC adjourned the meeting at 9:04 p.m.  
Motion passed 4-0.