



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
May 3, 2016
Approved May 17, 2016

Present: Phyl Newbeck, Jason Cheney, Samantha Dunn, Susan Bresee, Barbara Bedard
Absent: None
Public: Dean Davis, Stephen Nickerson
Guests: Katherine Sonnick (Planner)

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

Public Comment

Dean Davis was concerned that the proposed Agricultural District PUD Land Use Regulation changes were too restrictive for senior housing. He thought removing this use in the district was unwarranted. He also noted that he thought there might be an inconsistency between the text of the PUD regulations and the summary table the senior housing for the Low Density Residential District.

Minutes

On a motion by Phyl, seconded by Jason, the Planning Commission (PC) approved the minutes of April 5, 2016 as written. Motion passed 5-0. On a motion by Phyl, seconded by Samantha, the PC approved the minutes of April 19, 2016 as written. Motion passed 4-1-0.

Motion to Continue the Draft Land Use Regulations Public Hearing

Samantha moved, seconded by Jason to continue to Public Hearing to the May 17th Planning Commission meeting. The Hearing will be for a length of 45 minutes beginning at 7:00 pm.

Commercial District Community Workshop Planning

Katherine had expected to receive some information from LandWorks to help prepare for the meeting, but none had been received by the meeting. Katherine will send anything over that she received and can pass along any comments on the materials directly to LandWorks ahead of the workshop. The PC discussed meeting logistics including the possibility of walking at least for part of the district tour and the amount of pizza to order.

Natural Resource Overlay District Revisions Discussion

The PC discussed the inquiry from Stephen Nickerson at their last meeting and discussed the importance of notifying property owners of specific zoning changes that would impact their properties. They determined that most feasible way to notify is to post on Frontporch forum

regularly as well as continue to post on the Town's website as it would set a precedent. They also discussed the importance of thinking through the overall impact of the overlay on all properties. The issue brought forth by the Nickersons illustrated the potential conflicts with any or all development on a site located fully within the overlay district.

The PC decided to not regulate the Tertiary areas as the Contiguous Habitat Units encompass a great deal of the Town. They thought that combining the C/N (condition use and natural resource assess) letters of the use table should be combined to simplify the document. They also looked the conditional use and natural resources review section and thought that the layout of those sections should be changed to improve the flow of the requirements and to clearly state the process. The PC thought it would be valuable to include a process where a property owner could contest that they are in the Overlay. This would include conducting a natural resources assessment that would be the responsibility of the property owner. Also, they are going to add a section and perhaps a flow chart that will explain the process of review of a development that is located in the Natural Resources Overlay district.

Katherine will work on rewriting the section to incorporate these changes. The PC will discuss at the next meeting and have the Conservation Commission attend at a later meeting.

Other Business

The PC discussed implementing the regular use of the Public Hearing Rules of Order. Katherine noted that the State Legislature had adopted new planning legislation that extends the renewal time period from 5 to 8 years for a Town Plan.

Planning for Next Meeting

The PC plans to hold their continued public hearing for the first part of the meeting and continue the discussion on the Natural Resources Overlay.

On a motion by Phyl, seconded by Barbara, the PC voted to enter executive session to address personal issues at 8:50 p.m. Motion passed 5-0.

On a motion by Phyl, seconded by Barbara, the PC exited executive session. On a motion from Phyl, seconded by Samantha, the PC voted to recommend Conor Lahiff and Katie Forleo for PC membership and pass along their recommendation to the Selectboard. Motion passed 5-0.

On a motion by Phyl, seconded by Samantha, the PC adjourned the meeting at 9:00 p.m. Motion passed 5-0.