



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
June 21, 2016
Approved July 5, 2016

Present: Phyl Newbeck, Jason Cheney, Samantha Dunn, Conor Lahiff
Absent: Barbara Bedard, Susan Bresee, Katie Forleo
Public: None
Guests: Katherine Sonnick (Planner), Amelia Moriarty (Recording Secretary)

Call to Order

Jason called meeting to order at 7:05

Public Comment

Jason asked for public comment.

There was none.

Samantha brought up the idea to allow public comment before going over an item and voting on it. Agreed on 5 – 0.

Approval of June 7, 2016 Minutes

Phyl made a motion to approve the June 7, 2016 minutes, seconded by Samantha. Motion passed 5 – 0.

Commercial District Community Discussion

Katherine reviewed last meeting and items that would need to be discussed. The master plan would be about roads as well as development and frontage in parcels.

Scheduling:

1. There would not be a special meeting on July 12th to involve the landowners; Samantha did not prefer special meetings as they are inconvenient especially during summer
2. Instead there would be a regular meeting (Workshop) August 16th to have landowners react with other residents with special invitation. The Deborah Rosen Library was suggested as a venue for the workshop, but they would explore other locations as well.

3. As regular meetings July 19th and August 2nd, David R would bring draft of recommendations on languages changes (regulation, guidelines and standards) by next meetings for the PC to review and give feedback.

Scenic Overlay Proposal:

1. Phyl offered to bring pictures (panoramic views of street segments) from October 2009 from the “Views to the Mountains” project to use as a slideshow.
2. The purpose would be for preserving, by using special recommendations, guidelines and standards in relation more to corridors than individual parcels.
3. Samantha wondered if this could be incorporated into the workshop to see the public’s views and how important they find it.
4. The overlay would take a backseat since what makes a good scene is too subjective. It would make more sense to incorporate it into the master plan as a series of guidelines and would allow David R to focus attention more on other pieces.

How long David R’s contract and the grant lasted was reviewed. The amount of time that gave for planning and the review as well as approval of drafts was also discussed.

Use in the Commercial District:

1. The character of the business would define/facilitate the building standards as opposed to the use since this is what was deemed more important by the general public during the workshop
2. The uses car wash and motor vehicle repair should not be in the village center
3. Personal professional services should not be with industrial use
4. Design standards should be geared towards non-industrial use building since industrial has no place in the town was not asked for by the public and does not fit with the character of the town. If light industrial is willing to conform to the design standards, it will not be forbidden to try.
5. It was revisited how the term master plan would seem to the public that the town was trying to encourage development, when 71% of the public had asked not have any speed up in development. But again, the master plan was not for this purpose. The master plan would only be used to guide development.

6. Jason recommended dividing up commercial district and giving each area different design standards. This way, an area further from the main road would be able to have less restrictive standards since it would be less of an eyesore.

Residential District:

1. There will be time made to talk to landowners on their visions of expansion and development in key lots. Jason offered to visit to the landowners in person on their own.

Other Business

There will be a Selectboard hearing on July 7th. There would be some resistance to building size.

Wrap up and Planning for Next Meeting

The next meeting will be taken as a breather to attend to other business.

Phyl made a motion to adjourn, seconded by Conor. Passed 5 – 0. Meeting adjourned at 8:53.