



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
June 7, 2016
Approved June 21, 2016

Present: Phyl Newbeck, Jason Cheney, Samantha Dunn, Susan Bresee, Katie Forleo, Conor Lahiff
Absent: Barbara Bedard
Public: Stuart Alexander, Glenn Martin, David Villeneuve, Stephanie Hamilton
Guests: Katherine Sonnick (Planner), Amelia Moriarty (Recording Secretary)

Jason called the meeting to order at 7:04 p.m.

Public Comment

None

Approval of Minutes from May 19, 2016

On a motion by Phyl, seconded by Samantha, the Planning Commission (PC) approved the minutes of May 19, 2016 as edited. Motion passed 6-0.

Discussion on Public Comment of Draft Land Use Regulations

The PC decided the best way to address public comments from the last meeting would be to go through the memo that Katherine had prepared that stated the comments and provided a short response.

On the first comment, Katherine recommended not to make 3.2.6 retroactive.

On the second comment, Katherine recommended making language from 3.2.7 consistent with 11.2.3.

On third comment, Katherine recommended making 11.2.3.1 parking limitations more specific.

On the fourth comment, - to make edits to the table about personal/professional services conditional and permitted uses right in the village, commercial and village center districts.

On the fifth comment, Katherine confirmed that the proposed 8,000 square foot building size will limit commercial development but it is proposed as temporary, though not written as such. She noted that perhaps allowing the language to be for 8,000 (or some other number) footprint would allow for additional square footage on second or third stories. Phyl commented how the PC may have overstepped with the limiting of building footage from 60,000 square feet to 8,000 square

feet. Samantha agreed, voiced concerns about the change being too drastic and not thought through. Susan brought up comparisons of building size limitations in other towns, did not think that Samantha's recommended 40,000 was the right number. Phyl brought up how people may have been reacting more to the building photo than size in the building size survey. Conor brought up how the height of a ceiling would be minimum of 10 feet and how commercial buildings would not want to have a second floor, making 8,000 feet to constricting. He would be in favor of a 12,000 square foot footprint as a reasonable start. Katie agreed, but also thought 12,000 would be too limiting and that the changes should address the current problems. Katherine agreed there should be a rule for pre-existing buildings to expand.

Unofficial conclusion: A 12,000 square foot footprint allowing up additional development on upper stories. Focusing on appearance and specifics in the future.

On the sixth comment, Katherine confirms that section 4.5 does not allow square footage over 8,000 feet and would limit building expansion accordingly. Multiple structures will be allowed.

Phyl made a motion to make the maximum footprint of a building to 12,000 square feet. Samantha seconded the motion, the motion was approved unanimously.

David Villeneuve commented that the PC should allow people to comment about what is being covered. He noted that he thinks there is something wrong with the system if the PC is not going allow the public to comment before they make decisions. He noted that there is no real reason for the public to be there. He believes he should have been able to comment before the motion was passed. Jason responded that they were responding to comments brought up at the public hearing. Villeneuve pointed out that the PC was not just discussing but voting and recommended asking the public if they have any comments, wishes or thoughts before an issue is voted on or a change is made. Phyl said that the comments were already made and the opinions were heard and now must be discussed with those opinions in mind. Villeneuve expressed how he came to meetings to constructively comment and add in input, that he has the right as a taxpayer and landowner. Susan took a moment to review the Secretary of State's interpretation of public comment laws. Samantha thought it was completely reasonable to incorporate allowance for more public comment. They agreed to go through the entire memo then have a period to hear public comment before making a motion on the comments and the draft Land Use Regulations as a whole.

Phyl made a motion to withdraw the previous motion, Katie seconded that motion. All in favor and motion passed unanimously.

On the seventh comment, Katherine noted that the PC had discussed at length that senior housing is more appropriate in more densely developed areas with available services.

On the eight comment, Katherine noted that the language should be made consistent within the text and the table for the senior housing in the Low Density Residential District.

On the ninth comment, Katherine recommended that the discussion of the automatic removal of 25% of density was a good question but should be reviewed more fully at a later date. Susan agreed the language was confusing and should be approached later as a project.

Jason asked the public present for any comment.

Glenn Martin wanted to point out that most of the lots developed do not have access to route 15. Parking will be aesthetically difficult if it is behind the storefront. The square footage is too small for many businesses. Connection to water systems should be planned.

David Villeneuve noted that many buildings will not build a second story. Jericho is not user friendly and is driving away businesses. He noted that the town isn't doing any planning for the infrastructure'.

Susan made a motion to amend the changes in accordance to the memo with the exception of item 6, while instead of a 8,000 square footage total, it would be a footprint of 12,000 square feet and send the draft Land Use Regulation on to the Selectboard for their approval. Phyl seconded the motion. Motion passed unanimously.

Commercial District Community Workshop and Survey Analysis

The PC noted that the goal of the survey was to get a first impression and to get some feedback that would be given when land-works came next Friday. They thought that the poll quotes should not be highlighted because it was not distinguishable with what is representative of the findings. In general, they noted that they think that there is a lack of clarity between the terms, 'Mixed Use', 'Commercial', and 'Conservation'. It may be too early for conclusions seeing that the conclusion to the workshop gave lots of data but no answers. Katherine offered the idea of more design guidelines and standards than form based codes. Samantha revisited the idea of a master plan that would help guide main points.

David Villeneuve commented that he thought that people should be able to understand what the PC is able to regulate. Square footage limitations should be considered differently for different building uses.

Susan talked about what specific functions the residents want to see and in what location they want to see it. The results of the survey shows that the majority of the town does not want the town to speed up commercial development so it should not be adding more infrastructure but instead guiding the natural development.

The PC discussed the basic questions/issues that need to be discussed with LandWorks at their next meeting. Katherine agreed to pass these along ahead of the meeting next week.

- 1) Some sort of design/form regulations seem to be called for. The public seemed to support that idea.

- 2) Focusing on what uses are allowed/conditional the district. Specifically, what are the uses there vs. what people want and what is allowed there and everywhere. What are the permitted and conditional uses now and what should they be.
- 3) It seems like the PC can say from the feedback, that people want local service type commercial uses. The PC is wondering if people are saying that they want them in town, but not necessarily or specifically in the Commercial district. The Town Plan and Zoning say that those uses are really supposed to be in the village centers. Is the issue that the village centers are not doing their jobs of housing/ supporting/encouraging those uses? They know that the new form based code in Riverside is daunting. Does the PC need to see if the issue is that people just want these uses and they would be happy to have them in the village centers? Maybe The PC should be looking at this from more of a town wide perspective than just an isolated Commercial district question.
- 4) There seemed to be some ideas that a master plan for development of the whole district made sense. Not so much about how and where water, sewer, etc. is, but more about where new roads could be, how to connect parcels and how access to parcels would work. Part of this seems to be related to getting new businesses off of RT 15 for protecting views and aesthetics.
- 5) It seems like there are thoughts about buildings being smaller. In some cases are people reacting to the use more than the size, like a small building that happens to be a McDonalds. It might be helpful to have more generic buildings that don't have uses associated with them.

Other Business

None

On a motion by Phyl, seconded by Susan, the PC adjourned the meeting at 8:58 p.m. Motion passed 6-0.