



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
July 19th, 2016
Approved August 16, 2016

Present: Jason Cheney, Samantha Dunn, Conor Lahiff, Susan Bresee, Katie Forleo, Phyl Newbeck

Absent: None

Public: Hugh Griffiths, Glenn & Ellie Martin, Brian Stevens, Jim Carrol

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

Call to Order

Jason called the meeting to order at 7:02

Public Comment

Jason asked for comment not related to the regular agenda as well as clarifying the rules. Katherine noted that she had spoken with David Tillotson about his interest in a rezoning on Pratt Road to the Village District. He thought a transition zone between the Village Center District (1/4 acre zoning) and the Rural Residential (3 acre zoning) might make sense. The PC noted that they would not consider that zoning now but thought that was an issue they could discuss after the Commercial District study was completed.

Approval of July 5, 2016 Minutes

Phyl made the motion to pass the meeting minutes Samantha Dunn. Passed 5 – 0. Phyl Newbeck abstained.

Response to Select board Public Hearing Land Use Regulations Comments

Jason asked for public comment.

Glenn Martin asked to confirm that the proposed changes made rested with the Selectboard. Jason confirmed as well as reminding him of the process they were going through and what the current meeting was going to address.

Ellie Martin asked to address rumors surrounding whether the changes had been scheduled to be passed this Thursday. Jason replied that there was no meeting set to pass them.

Jim Carrol said that the changes would be strongly resisted by the taxpayers and that there would be a petition made to toss them. Jason told him that the PC already had heard many of his comments which he

was now repeating. Jim Carol then handed him the printed copy of his comments. He also said that he had the right to build any size how he would like as long as it was on his own property.

Hugh Griffiths asked if he could address the conceptual master plan at this time. Jason said that that would be addressed during the next agenda item.

Jason brought up the issue of addressing comments made at the Selectboard public hearing. The earliest meeting possible with the Selectboard would be August 18th.

Katherine noted that the comments had been assembled by the Town Administrator and Jason, Susan and she had all worked together to write the responses. The intent tonight was to allow the rest of the PC time to respond or edit the comments before they would be sent off to the Selectboard.

Ellie Martin then asked to clarify whether or not her comments would influence anything being discussed this evening. Jason explained to her that the document they were discussing was an explanation to the Selectboard to how the zoning amendment decisions were made and they were not the process of making new decisions that evening on the zoning amendments.

The members of the public wanted to read the comments and responses as the PC was discussing them. The PC determined that the document would be posted on the website tomorrow on the PC page and the members of the public could read it there.

Phyl made the motion to pass the material on to the Selectboard seconded by Samantha. Passed 6 – 0.

Commercial District Conceptual Plan Discussions

Jason asked for public comment.

Hugh Griffiths said there would be an issue with his parcel and pointed it out on the map that was brought up. There was already a stream buffer and there was a spectacular view of Mount Mansfield. The issue was that by putting the parking in the rear, it would be forcing the building to the front which would negate the view corridor. His main concern was how the parcel could possibly be build-able with the proposed changes. He also asked how it could be possible to make cookie cutter regulations when each of the lots is so different.

Samantha agreed, saying the PC did not want to restrict the landowners' ability to build on their land to the point of not being able to develop at all.

Hugh Griffiths went on to voice his position on development versus conservation.

Jim Carol proposed an idea to change the course of a water flow to give the landscaper the ability to work with the land, and also improve water quality. Hugh Griffiths responded that maintaining the pedestrian connection and safety was important. Ellie Martin asked where the money was coming from to buy the parcel as conservation. The PC responded that it was the consultant that had made the note and that they had not considered where the money was coming from as they had not been given the time to talk about it. The PC clarified that the commercial district conceptual plan discussion was a new discussion and was NOT what was proposed to the Selectboard as a zoning amendment.

Hugh Griffiths was wondering if there had been a few different options presented. The PC answered that here had not been, but this was not a final draft in any way.

There was a comment made by Brian Stevens that he wanted to see pedestrian walkways strengthened and asked for stronger language that addressed developments. Samantha asked if he had examples of specific language. He did not but, he could look and then contribute something.

The committee went on to discuss the commercial district conceptual plan. First, an email was brought up from Sarah Pelkey on the revised master plan. The email contained revisions to the master plan as well as questions.

Hugh Griffiths noted that depending on whether or not development was pushed off Route 15 to allow pedestrian walkways, traffic along Route 15 needs to be an imperative thing to discuss. The PC responded that they could not request for a lowered speed limit along Route 15, but the regulations could limit curb cuts and provide for pedestrian elements. Hugh Griffiths said that there could be other things done to lower speed limit. Jim Carol said that the section from Clarks to the school was a hazard and that claim could be made to make changes. Ellie Martin told him that there was going to be a traffic light put on Clarks.

Jason redirected to make feedback that could be given to LandWorks so the next meeting could be productive. The line defining the area of village was discussed. Jason then asked for the tax map to help guide the discussion. It was concluded that the definition of gateway parcel was something to be asked for. Samantha said that she liked the idea of having a gateway parcel and that she was not opposed to the idea of having a structure on that lot.

Ellie Martin brought up concerns about money and development on her parcel and how the plan would affect that. The PC and Hugh Griffiths addressed her concerns. Jim Carol voiced his discontent for the restrictions on building and how they were not giving the town "what everyone else has". Samantha responded that while he was saying he was speaking for the people, the surveys and workshops had shown that residents actually did not want to be like Essex or other more developed towns. Discussion continued between the public and PC.

Susan asked why the view corridor was not on both sides of the road. Samantha answered because the view corridors on the map were depicting actual view points, rather than defining a view corridor. Curb cuts were also discussed, the PC concluded it was better to have fewer than more.

Other Business

A letter submitted by Randy Clark that afternoon was then read aloud by Katherine.

Susan was disappointed that the letter was asking for none of the changes to be made. Not just the ones that arguments were made of, but every single possible change meaning there would be no forward progress. Even though she did not believe that was the goal of the letter, the general language made had that affect. Samantha seconded this frustration.

Hugh Griffiths agreed with her statement and asked for that to be put on record.

Wrap up and Planning for Next Meeting

- Legislation Impacting Planning
- Town Plan Implementation Tasks

Katherine said that she did not think that there would be anything back from LandWorks by the next meeting.

The meeting was adjourned by Phyl and seconded by Samantha at 8:57.