



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
July 5th, 2016
Approved July 19, 2016

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

Call to Order

Jason called meeting to order at 7:02

Public Comment

None

Approval of June 14, 2016 and June 21, 2016 Minutes

Susan made the motion to pass the June 14th minutes, seconded by Katie. Passed 4-1-0.

Samantha made the motion to pass the June 21st minutes as amended, seconded by Katie. Passed 4-1-0.

Commercial District Conceptual Master Plan

Jason went over the conversations that he had with the landowners he had met with, such as the expansion of a the Clark's Trucking business, including the potential to expand elsewhere in Jericho as well as the complications involved in expanding the existing building itself. He commented how he wanted to preserve the family owned business as well as the integrity of Route 15.

Jason reviewed how the development of a "character-based code" had been talked about at the last meeting and how that would affect businesses.

The rough draft of the conceptual master plan sent by LandWorks was discussed. Some clarifying questions that were asked were about the path of the river corridor, the placement of roads and the larger footprint zone vs. the light industrial zones. Jason thought that if there were larger buildings to be built in the Commercial District that they should be further away from Route 15. In response, Samantha offered possible placement of new roads and sidewalks for better pedestrian access.

There would be different standards needed for areas that where on different sides of North Main Street. Possibly, character standards could replace the allowed uses in zoning. That would naturally guide the development of different uses without totally restricting them.

Susan brought up the question about what would need to happen to keep the possible success of new development from making driving and access inconvenient. Jason restated that there would not be a great amount of development encouraged, and that the new guidelines would be meant for restricting current development.

He also said that the Good Shepherd congregational church should not have their access restricted in terms of parking. And with that, the conversation turned to parking. Susan asked which lots that faced Route 15 would need a new curb cut, and that it could be accessed through the Dollar General driveway. She also asked how many of the lots could be subdivided and whether those subdivisions could be accessed by internal driveways instead of off Route 15. Businesses would not have to have direct access to the road as long as they had some visibility and would still be able to have signs as well as there being a large sign to communicate what would be accessed from North Main.

Mountain High Pizza Pie's change of venue was discussed as well as the expansion of the hardware store. The Planning Commission (PC) discussed how it would be possible to spruce up the warehouse that had been in existence for so long. Susan offered the idea of a change in the size of the driveway.

Katherine went over scheduling, such as how David R. would change the draft based on the comments during the meeting and then have the new revised master plan draft by the next meeting on the 19th. The draft regulations should be there by the first meeting in August for comment. So the meeting was redirected to the edits that would need to be made to the current draft of the master plan.

One was that one of the roads would have to be changed because currently it went straight through the Dollar General. Water was left out in the infrastructure spine, though it was reviewed that lack of infrastructure had been a strategy to restrict development. What had been included were the future sidewalks, lighting and landscape. If the river corridor needed to stay open, a specific parcel would have to go into conservation mode as to not allow strip development, meaning it would have to be bought by the town or the Jericho Underhill Land Trust. It would be a key piece to conserve to maintain the natural corridor of the river and landscape.

Samantha asked if it would make sense to subdivide the large footprint zone and decrease footprint size. For example, changing acre lots to half acre lots to allow multiple buildings that could have an equal if not larger total footprint size. It was agreed that residential would not be allowed in light industrial zones or else it would be a nuisance. Katie commented how when senior housing had been put next to light industrial there had been many complaints. So instead, it was discussed where else that housing could be located as to not decrease the size on commercial use zones or upset landowners. The recommended change of the district boundary would not be made.

Jason handed the printed master plan map draft to Samantha to make edits with a red pen. The draft continued to be discussed. It was commented that a local developer was to be putting housing behind the Universal Unitarian Fellowship, *MMUUF*. The location of signage was talked about. Gordon's Fuel Supplies was mentioned. The State said that there would be no more curb cuts off of Route 15 based of ownership and need. But areas could be subdivided as long as access was provided off of existing curb cuts.

Susan wondered what would be town's best use of Martin parcel. They discussed desire to conserve the land adjacent to Mills Riverside Park. The change of the district boundaries to the north of Raceway would not be made. The roadway corridor extension could be tied into the air strip. The recreational

center being proposed by David Villeneuve was discussed. The PC came to the conclusion to ask David R. about the logic of the road extension.

Katherine commented that restricting Hugh Griffith's parcel for conservation would be problematic because he would not be able to develop anything on the parcel. They agreed that they didn't want to create a "taking" situation. The possible location of residential zoning continued to be discussed. Katherine continued to make comments on the edits that had been made.

Other Business

None

Wrap up and Planning for Next Meeting

Susan offered to go to the Selectboard meeting on Thursday to help explain the thinking behind the zoning changes. Jason said he would go as well.

Samantha motioned to adjourn the meeting at 9:02, seconded by Katie. Passed unopposed 5-0.