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3 **Selectboard Meeting**
4 **September 15, 2016 at 7:00 p.m.**
5 **Jericho Town Hall, 67 Vermont Route 15**
6

7 **Members present:** Wayne Howe (Chair), Catherine McMains, Tim Nulty

8
9 **Others present:** Todd Odit (Town Administrator), Amy Richardson (Secretary), Katherine Sonnick (Planning &
10 Development Coordinator), Jason Cheney, David Conger, Matt Mears, Stuart Alexander, Bob Schermer, Tom
11 Joslin, Frank Fisler, Randy Clark, Sean Brinegar, David Tillotson, Frank Popeleski, Loni Morse, Calvin Caswell, Livy
12 Strong, Robin Bartlett, Pat Bartlett, Bob Robbins, Susan Elliot, Glenn Martin, Benjamin Joslin, Connor Lahiff, John
13 Abbott, Erik Glitman, Jim Carroll, Andrew Albright

14
15 The public meeting was called to order by Mr. Howe at 7:00 p.m.

16
17 **1. Public Comment.**

18 There was none.

19
20 Ms. McMains noted that she would like to request an Executive Session at end of meeting to discuss personnel.

21
22 **2. Jericho Corners to Riverside Bike/Pedestrian Scoping Study – Alternatives Presentation.**

23 Mr. Odit provided a short introduction, discussing some background that lead to the scoping study. He also
24 discussed the purpose of the study, noting DuBois & King are the consultants who we hired and they are here to
25 present some of the alternatives. He noted they had an open house where people could review the materials
26 before the meeting began.

27
28 Mr. Conger from DuBois & King Engineers introduced himself, noting who has been involved in the study. He
29 presented the following:

- 30 • Project background and goals
- 31 • Project scoping, including the steps in scoping
- 32 • Project purpose
- 33 • Project need
- 34 • Alternatives Overview:
 - 35 ○ No build
 - 36 ○ South side of Route 15
 - 37 ○ North side of Route
 - 38 ○ Cross country path

39
40 Mr. Conger displayed cross-section renderings of each of the alternatives, discussing each. Mr. Howe asked what
41 the advantages to the north side are because you explained what some of the advantages were to the south
42 side. Mr. Conger responded discussed why the south side would be more functional than the north side would
43 be. He continued the presentation, discussing the following:

- 44 • Crosswalk options:
 - 45 ○ Median island
 - 46 ○ Raised table
 - 47 ○ HAWK signal (High-Intensity Activated crossWalk beacon)
 - 48 ○ RRFB signal (Rapid Rectangular Flashing Beacon)
- 49 • Pinch points along the roadway, including 227 Route 15

50 Mr. Howe asked whether that is the only building. Mr. Conger responded there is another, discussing the
51 location and possibilities to address the issue. He and the Selectboard members discussed homeowner
52 involvement in the process. Mr. Conger continued the presentation, noting the following:

- 53 • Browns Trace Road and Route 15 intersection
- 54 • Browns River Bridge alternatives
- 55 • Estimated construction costs of each of the alternatives

56
57 Mr. Howe clarified that the alternative with the greatest functionality is the least costly. Mr. Conger agreed. Ms.
58 McMains asked if it could be broken out into phases. Mr. Conger discussed the possibility of phasing and grant
59 funding. He and the Selectboard members discussed the matter further. The Selectboard members, Mr. Odit,
60 and Mr. Conger discussed the matter further, including the varying widths along the section of Route 15, the
61 different alternatives presented, easements needed, and the width needed.

62
63 Mr. Howe asked if there were any other comments or questions before moving to public comment, in the
64 interest of time. He stated my only comment would be the HAWK signal would not be appropriate; that is what
65 they have in front of Fanny Allen. He asked for comments from the public. Benjamin Joslin said when I was
66 young my parents wouldn't permit me to bike on Route 15. He discussed a pathway he used to get around.

67
68 Mr. Albright stated I have three suggestions:

- 69 1) Locating this in places away from Route 15 and then get out onto Route 15 where there isn't an alternative,
70 noting an example.
- 71 2) Even though it increases the risk to pedestrians, mixing the south and north alternatives here to avoid some
72 of that property taking, noting possible crossing locations.
- 73 3) If you could persuade the utility company to move that underground, using the utility right of way as a
74 sidewalk.

75
76 Mr. Carroll, speaking as part of the Trails Committee, stated the committee asked for these three studies to be
77 done, noting a scoping study is a pre-requisite to get to any federal dollars. He said the Trails Committee would
78 like to ask that the Consultant bring that study to us and allow us to have an open, interactive meeting with all
79 the stakeholders where we can work towards interconnectivity. He discussed the positive impacts of a project
80 like this and possible approaches to getting it accomplished. Mr. Howe asked if he was making a specific request
81 that the Consultant meet with the Trails Committee and other stakeholders. Mr. Carroll agreed. He, Mr. Odit,
82 and the Selectboard members discussed how to proceed and things that should be integrated into the plan.

83
84 Mr. Abbott, also a member of the Trails Committee, discussed the differences between sidewalks and
85 multimodal paths and the long-term goal of connectivity from town to town. He noted the safety concerns that
86 arise, noting an example. Mr. Howe closed this portion of the meeting. The Selectboard thanked the Consultant
87 for the presentation. The Consultant distributed a form for additional comments to the members of the public in
88 attendance.

89
90 **3. Planning Commission Candidate Interview – Erik Glitman.**

91 Mr. Glitman discussed his interest in volunteering with the Planning Commission and his background. He and the
92 Selectboard members discussed his experience and skills, including how they are related to the planning process.
93 The Selectboard members and Mr. Glitman also discussed his familiarity with the Town Plan. The Selectboard
94 thanked Mr. Glitman for his time and explained the appointment process.

95
96 **4. Underhill-Jericho Fire Department to Share New Rivers Land Proposal.**

97 Mr. Clark introduced himself as Honorary Chief of the Underhill-Jericho Fire Department (UJFD) and he
98 introduced other members of UJFD in attendance. He said we plan giving a short presentation on the status of
99 the Rivers' property. He discussed some history of the property, saying what you will see here is a quick view of

100 30 years to bring you up-to-date on that part of it. Mr. Clark discussed some history of the Fire Department
101 service, including a call to Old Mill. He went into the presentation about the Rivers' property, noting the
102 following:

- 103 • Need for a fire station in Jericho to reduce insurance premiums
- 104 • Donald and Alice Rivers donated 3 acres of land and UJFD built a fire station at 288 Browns Trace Road
- 105 • UJFD had a desire for more land, about 3 acres behind the existing fire station for training
- 106 • Mrs. Rivers received offer for gravel pit, but donated the whole farm to the Fire Department, with a life lease
107 of the house and income from the gravel pit, recently discussed as parcels "A" and "B"
- 108 • Gateway to Jericho Center, view of the mountains, and the gateway farm
- 109 • September 15, 2016 update:
 - 110 ○ Three years ago UJFD formed committee agreeing to advertise the property for sale for \$5.3 million
 - 111 ○ Attended a Selectboard meeting to advise of plans; residents were upset and formed a group
 - 112 ○ The Town of Jericho formed a committee negotiating with UJFD, agreeing on price of \$1,240,000
 - 113 ○ UJFD suggested a town-wide vote
 - 114 ○ The Selectboard changed the wording from "agree to purchase" to "pursue the purchase"
 - 115 ○ Vote was 1,223 to 978 in favor
 - 116 ○ Town appointed a new committee, which came up with four proposals
 - 117 ▪ Town acquires development rights on A and B
 - 118 ▪ Offer to subdivide and receive A and B in return
 - 119 ▪ Obtains a right of first refusal
 - 120 ▪ Offer to purchase for \$600,000
 - 121 ○ All four offers were declined by UJFD
 - 122 ○ Town asked if there was a counteroffer
 - 123 ○ During the last year UJFD advertised the property on the internet and had 9,000 hits
 - 124 ○ UJFD received an offer from Blackrock construction to purchase 15+/- acres off Plains Road for \$1.4
125 million; and an offer from Encore Solar to lease 11 to 15 acres in the gravel pit and a 25-year lease
126 will net \$880 thousand
 - 127 ○ "We are going to give you our whole farm!"
 - 128 ○ All we ask is that UJFD get a life lease on the training area and the paperwork is done by 10/1
 - 129 ○ UJFD thanked the Town for all of the support
 - 130 ○ The Department-wide vote and the rationale
 - 131 ○ ISO ratings, noting there are only four other fire departments in Vermont with a better rating,
132 including paid fire departments and discussing the savings to homeowners

134 The Selectboard members said they were beyond words, thanking Mr. Clark and the UJFD. The Selectboard
135 members and Mr. Odit discussed setting up a meeting to handle the details. Mr. Clark discussed the area the Fire
136 Department would like to retain for training purposes. He discussed the matter further, including the time
137 commitments of the volunteers. He stated we appreciate everyone's support over the years.

138
139 Mr. Carroll said I was there when Mary Alice was doing all this and I wanted to say something about her good
140 faith and judgement and character and integrity with people who have a sense of our community. He stated
141 these people deserve our trust and our respect and maybe we should serve them some chicken every now and
142 then. He discussed the sacrifice they make to save people; thinking of someone other than ourselves. He said
143 that is what Mary Alice taught us and these gentlemen have just done it again; I am proud to be here.

144 **5. Act on Zoning Regulation Amendments.**

145 Ms. Sonnicks introduced Jason Cheney, Connor Lahiff and Katie Forleo from the Planning Commission. Mr.
146 Cheney stated there are two segments and the first thing we should point out is the two are unrelated; however,
147 they are often confused. He said they are a little bit linked tonight because we have had some comments from
148 commercial landowners about some proposed changes that we have suggested. He said much of what you
149

150 ideally read in advance was some of the questions and comments, along with our responses. Ms. McMains said
151 it was nicely done.

152
153 Mr. Cheney asked how the Selectboard would like to approach the discussion. The Selectboard members and
154 Ms. Sonnick discussed which memos are involved and some of the public process that has already occurred. Ms.
155 Sonnick said the plan was for the Planning Commission to address the concerns and comments raised. She said
156 there is a lot of information in here and I'm not sure there needs to be a whole lot of discussion, unless you have
157 further questions. She explained in the meantime the Planning Commission has, in the spirit of working with the
158 Commercial District property owners, considered making some changes to their proposed amendments and that
159 is what is covered in the September 9th memo.

160
161 Ms. McMains asked whether this is what we would warn for another public hearing and then we could vote on
162 everything. Ms. Sonnick agreed. Mr. Cheney noted that is important because the proposed changes that were
163 announced are in effect until there is a decision made on them. He explained that is prohibitive in some fashion
164 to some of the commercial landowners and potentially even our second item, which is our next round of changes
165 we are proposing. He said the Planning Commission has talked as a group about making some concessions or
166 compromises on some previously announced changes; ideally to allow these changes to hopefully be approved
167 so that what is prohibitive right now might be eased a little bit. Mr. Cheney said then we can work in a
168 collaborative effort with the landowners and with our Consultant as we are trying to finish our Commercial
169 District project, if that makes sense.

170
171 Mr. Howe clarified the two changes you mention in the memo have to do with the gross floor area, no longer
172 including the inside and the outside, just the inside; and then going back to the 3,000 foot demarcation. Ms.
173 Sonnick agreed. Mr. Cheney noted for conditional use. Mr. Howe asked about the status of the prohibition
174 against building size, saying that was part and parcel of these recommendations, correct. Mr. Cheney responded
175 that is correct. He said what was originally proposed was to reduce the building size to 12,000 square feet town-
176 wide. Ms. McMains said the key is the word footprint. Ms. Sonnick and Mr. Cheney agreed.

177
178 Mr. Cheney stated that becomes a sticking point; people are really hung up on the size. He said as a group we
179 discussed the possibility of finding a compromise that would allow a greater building size. He said if the Town
180 and if the Selectboard thinks we would be better served by offering a larger building size, we would be prepared
181 to go to whatever the size is of the biggest building in Town. Mr. Howe said 30,000 square feet is the size of the
182 warehouse. Mr. Cheney agreed, saying the Planning Commission made a motion and approved going up to
183 30,000 square feet as a compromise that would allow, just in the Commercial District, a 30,000 square foot
184 building size. He noted we would keep the 12,000 square foot footprint in the bounds of the Town, unless it was
185 agriculture or some other use, noting Riverside doesn't really fall under that, it has its own zoning.

186
187 Mr. Howe clarified that if we adhere to the 12,000 foot new demarcation that would have an impact on any plans
188 that the largest private employer in Town might have for any kind of expansion; it would preclude that
189 expansion. Ms. McMains said at the moment. Ms. Sonnick agreed, saying the whole part of this is we are
190 undergoing the study to settle on what the right footprint would be for the District; this was a temporary
191 measure with that 12,000 square feet. Ms. McMains said as I understand it, they are not ready to move forward.
192 Mr. Howe stated I would be concerned personally about sending a signal to the largest private employer in Town
193 that we are restricting their opportunity to possibly grow some jobs in Jericho. He said that is my personal
194 opinion; that is tough for me to wrap my hands around.

195
196 Ms. McMains said I don't think we need to put 60,000 because it would go against a lot of the comments and
197 everything that is already in the new commercial stuff. She said if you read all the comments and all the survey,
198 it is very clear that is not the size building that people want. Ms. Sonnick noted currently they are at 18,000
199 square feet. Mr. Howe noted if there was 30,000 square foot that would at least accommodate it.

200 Mr. Cheney stated just to be clear, I have spoken with Randy E. Clark about their proposed plans and they might
201 get as big as 28,000 square feet with what they are hoping to do, but they are restricted by life safety, fire. He
202 explained they would have to put a sprinkler system in which is prohibitive. He said I think Mr. Villeneuve would
203 agree that the State sort of dictates what could be built. He said it may sound overly cautious that we don't
204 want to be over 30,000 square foot, but it is possible somebody could put in a private sprinkler system and a
205 pump, although it is expensive. Mr. Cheney said we feel like we are moving forward with the Consultant and we
206 want to maintain good relations with the commercial landowners to facilitate that and work in a collaborative
207 fashion. He said we are hoping that if we go to 30,000 square feet, which would not make anybody that is
208 currently in Town non-conforming, and we allow the biggest private business to continue to grow, I think that we
209 are certainly in a better situation than we were with the previous announcement.

210
211 Mr. Howe stated I think that the survey the Planning Commission presented with the 207 responses; my sense is
212 that it really does comport with the majority of the opinions in Town. He said I don't think people do want to see
213 a lot of big commercial development; I truly believe that to be so and I don't want to appear as if I am pitching
214 for a particular business. He said I do think that this whole issue of the Commercial Zone is a watershed issue in
215 what the identity of the Town is moving forward; I would hope that we would be as accommodating. Mr. Howe
216 said the Selectboard has made some general assurances to the property owners that we weren't going to try to
217 ram something through; I really don't want that to be the perception of the commercial property owners. He
218 said I think once the study is completed and those things are integrated into the next iteration of changes then
219 we really want to have the broadest participation, even broader than that 200 sample.

220
221 Mr. Howe said the sense I get is there is sort of a pejorative sense by some of the interests in Town that these
222 interests to tamp down on development are being made by a small little group of people and I think that
223 representation is much bigger than that. He stated I think there are a lot of people in Town who essentially want
224 this to be a bedroom community and I think the only way to lay that whole thing to rest, the notion that it is a
225 couple small groups of people who are forcing this on other interests, is to actively solicit some input from the
226 broadest cross-section of Jericho residents. He discussed the possibility of getting feedback during the
227 November election since a large turnout is anticipated.

228
229 Mr. Cheney said I think we have the same philosophy, same thinking as a group with the Commission. He said
230 with that in mind, I think what we heard to be the loudest on that particular business would be the use of
231 outside parking, which we have let go of that issue. He said not necessarily the location of it, but as far as
232 massing and the square footage goes and then the actual square footage itself, think that creates a better
233 opportunity in that particular situation for this particular period of time. He said ideally, we are going to
234 continue to move forward with our Consultant and develop this further. Mr. Nulty clarified the location remains
235 on the table; it matters where it is. Mr. Cheney and Ms. Sonnick agreed. Mr. Cheney stated we understand that;
236 from a planning standpoint it is complex, but we certainly intend to resolve that complexity and make it pretty
237 clear.

238
239 Mr. Nulty said I want to reinforce what Wayne said, discussing his professional and political background. He said
240 it is fairly clear to us, although there was a certain amount of mouthing of a desire for economic development,
241 when it came right down to it, people didn't really want it. He discussed the type of development people were
242 interested in, saying they didn't want real economic development. Mr. Nulty said even if it would reduce taxes,
243 which it would; the fact is we have high taxes and we have the leanest town government in this state. He said
244 we don't have the lowest taxes because we don't have the commercial tax base to spread it over. He stated
245 when it came right down to it, the vast majority of the population liked it just fine the way it is and I really want
246 to emphasize that the 18 years I have lived here, the position is contrary to my gut; I'm a developer by nature,
247 but that is not what the people who vote me into office want and I listen to them.

248

249 Mr. Cheney said I am anxious to close this agenda item and open the next one because we should be talking
250 about that next; frankly we need to be coordinated on that topic as well.

251

252 **6. Warn Zoning Amendments Public Hearing.**

253 The Selectboard members discussed the schedule for a public hearing. The thanked those involved for their
254 work. Ms. Sonnick noted the amendments go into effect on the date they are gets published, discussing the
255 timing with the Selectboard.

256

257 On a **motion** by Ms. McMains, seconded by Mr. Nulty, **the Selectboard warned a public hearing on the zoning**
258 **regulation changes for Thursday, November 3rd at 7:15 p.m. with the amendments as discussed tonight.** The
259 motion passed 3-0.

260

261 **7. Provide Feedback to Planning Commission on Direction of Commercial District Planning Study.**

262 Ms. McMains said not only did you have over 300 people respond to the Town Plan, which started this whole
263 process in terms of what they wanted to see in terms of the Town, you had the meeting and the surveys. She
264 said it is very clear that the building footprint is what they are looking for; we have to really balance that. Mr.
265 Nulty stated I didn't find anything in here very different from what I have been hearing for 18 years. Ms. Sonnick
266 agreed the Town has been consistent. Mr. Howe stated when the final determination is made, we want to do
267 more than another survey idea; if we are not going to get everyone's opinion, then we need it to be statistically
268 reliable.

269

270 Ms. McMains noted that a 10% return on a municipal survey is really good results; that is what they had. She
271 said we might be able to pull something together. Mr. Nulty agreed, saying the turnout in November will be
272 monumental and that would really be an opportunity. The Selectboard members and Ms. Sonnick discussed the
273 possibility of having something ready for the November election and ideally for absentee voting. They discussed
274 the matter further, including the importance of getting a significant response.

275

276 Ms. Sonnick stated the memo provided has the summary of where the Planning Commission thinks it is heading,
277 realizing it is not done yet. She said this Commercial District standards project, the majority is background and
278 supporting documentation, with a little bit about what the draft regulations would look like. She said some of
279 the ideas in this memo take things a little bit further than what you see in here and the Planning Commission is
280 continuing to talk about it; continuing to talk with the Consultant. Mr. Cheney asked about the date for the
281 workshop. Ms. Sonnick responded the end of October, or the beginning of November.

282

283 Mr. Cheney stated going back to previous comments, that would be a good opportunity for some public input; it
284 is not necessarily a survey, but we could probably arrange for feedback, much like we did in the first workshop.
285 He said I think we need more; I think the statement I made during the meeting with commercial landowners, and
286 I don't know if I said it in the group, was that we have a Consultant right now working with us to help facilitate
287 communication, but we need to be in a position that we don't need a consultant to facilitate communication; we
288 need to be able to pull these meetings together and actually work together and find resolutions to problems.
289 Ms. Sonnick noted it serves us better if there is active participation along the way, no matter what the topic is.

290

291 Mr. Cheney said, as a general overview, what I think is significant is that our workshop is being pushed back a
292 little bit; we need some more time to develop some of the regulations. He said I think the cause is good because
293 we have taken some time out to work with the landowners a little more in depth to hear their comments and
294 their feedback. He stated personally, I think that has been a good thing and we have developed some rapport
295 and some information from those meetings; I think it has slowed the process down a bit, but that may be a good
296 thing, to reflect on it appropriately. Mr. Cheney said going back to your statements, not pushing it down on
297 somebody, but rather working with somebody to develop it. He said we are probably going to be coming to you
298 looking for a little more money in the budget because there is more time involved. He said my statement has

299 been that we can't abandon this project; we need to facilitate it however we can to make sure we get the best
300 results out of it. Ms. McMains asked if there is a quick way, with one of your Planning Commission meetings, you
301 could come up with a question that could be put out for people to look at on November 3rd; as you said a lot of
302 ballots go out. Ms. Sonnicks and the Selectboard members discussed the possibility further, agreeing it should be
303 fairly broad and not leading.

304
305 Mr. Nulty stated the memo had a lot of information, but it didn't give me a sense of what you want this District
306 to look like in 10 years. Mr. Cheney responded if you don't mind me taking a stab at that, what we heard from
307 the survey and from the public is that they want to protect the Route 15 corridor to the best of our abilities; we
308 heard that loud and clear. He said meanwhile we have a handful of landowners that hold land in the Commercial
309 District and in their minds it is the Commercial District and they want to build in the Commercial District. He
310 discussed some of the landowners questions, saying the best solution that we have tried to arrive at was that
311 maybe we could find a way to incorporate North Main Street and bring it back to Route 15. He discussed some
312 of the possibilities, noting the landowners who suggested the idea.

313
314 Mr. Cheney said if we could give them the ability to develop the commercial land the way they want to develop
315 it, just remove it from Route 15; if we could create a corridor over there. He noted it is going to create some
316 demands for infrastructure, ideally the business can support that; the right business is going to bring the
317 infrastructure with it, but we need to sort that out too. He stated if we can create the Master Plan that maps out
318 the ability to protect the Route 15 corridor for the general public and still provide a business part for the
319 business owners to develop, I see that as a win-win.

320
321 Mr. Nulty said that makes a lot of sense. He said at the last meeting the Martin's attended and Ms. Martin made
322 a fairly impassioned statement that she did not want to see the Route 15 corridor turned into Shelburne Road,
323 which is why they bought the land along there; explicitly to be able to stop that. He said that was a remarkable
324 comment; I don't know that many people in Town realize that. Mr. Cheney said I have heard that from her and
325 Glenn, noting Mr. Villeneuve has made similar statements. Mr. Nulty said that is something to build on because
326 that is the way everybody else feels too. Mr. Cheney said sadly, as the Planning Commission, we have to look at
327 how we are going to make that happen; we can't count on those people being around forever. He said we look
328 at this Master Plan and we have to try to carry that message forward.

329
330 Ms. McMains said the idea of the inner roads is good. She discussed the area of commerce between Waitsfield
331 and Warren, noting the layers developed in that area. She explained you can actually have more businesses if
332 you have it in the frontage without parking because people can share more parking in the rear, then you can
333 have more places to build. Ms. McMains discussed how that type of development works and the benefits of it.
334 The Selectboard members discussed the matter further.

335
336 Mr. Howe asked Mr. Cheney if he is looking for a thumbs up or thumbs down, saying there were some of each.
337 Mr. Cheney said we would love to hear your feedback because we are really not in the spirit of working hard and
338 spending money to develop a plan that is going to be voted down when it gets back to this room. He and the
339 Selectboard members discussed the importance of developing a Master Plan, although the concept wasn't in the
340 initial scope.

341
342 Mr. Howe said I have three brief observations:

- 343 1) There seems to be a misnomer about North and South Main Street; I think they are aspirational titles, things
344 have changed since they were named.
345 2) The owners of the property at intersection of Browns Trace Road and Route 15, the old historic house, had
346 made a request at one point for inclusion in the Commercial District; have you ever heard from them?

347 Ms. Sonnicks responded we haven't heard from them, though it has come up in the discussion. She noted the
348 property used to be in the Commercial District at one time. Ms. McMains stated I think it changed owners; the

349 barn is an adaptive use, it didn't need to be commercial. Mr. Howe said my third observation is that I don't
350 understand the carte blanche prohibition on drive thrus in the Commercial District. He said I think with the right
351 kind of landscaping, design and conditional use, that strictly within the Commercial District, one could imagine
352 something that was tolerable that would also support a business. Ms. McMains said we have been down that
353 road before, there was a Town vote that said so.

354

355 Mr. Nulty said I have two points of feedback:

- 356 1) The vision you just gave I think is exactly what I think the majority of the Town really care about; that is really
357 important.
- 358 2) In the Town Plan now and in the zoning regulations, what is not considered to be sufficiently precise to
359 dictate outcomes, is a statement in the Town Plan and zoning that commercial development is only
360 appropriate if it is not appropriate for the Village Centers. We are not moving stuff; we are desperately
361 trying to create Village Centers and we want to preserve the Route 15 corridor.

362

363 Mr. Nulty discussed the importance of ensuring development that can be done in the Village Centers is done
364 there, rather than in the Commercial District. He stated those are two really big core principals which drive a lot
365 of things. Mr. Cheney said I don't think that has ever been lost on the Planning Commission. He said we hear
366 that on a regular basis. Mr. Nulty said it is a problem of grandfathering people who already have rights, which is
367 always messy; we understand it is tricky.

368

369 Ms. McMains stated I don't think we want to totally preclude everything that could be in the Village Centers
370 from being in the Commercial District. She said I agree with changing the boundaries because South Main has
371 become so residential, it doesn't belong in the Commercial District. She also agreed that no residential use in
372 the Commercial District is a very good thing because they don't get along. Ms. McMains discussed the
373 difficulties in mixing the two from her experience on the Development Review Board. She discussed an example
374 of a small business that she thought could be included in the Commercial District. Mr. Nulty stated that is the
375 definition of sprawl, discussing an example. The Selectboard members, Mr. Cheney, and Ms. Sonnick discussed
376 the matter further, including some examples.

377

378 Mr. Villeneuve said when you started talking about the Commercial District on the Planning Commission before
379 the grant came into play, they were looking at the Commercial District for the size for an example, bigger or
380 smaller, where it might be bigger, where it might be smaller. He said this hasn't been carried forward, but it is as
381 important as the regulations, noting an example. He asked why the Commercial District wouldn't go all the way
382 to the river, discussing where it should go. Mr. Villeneuve said it should be regulated by the distance away from
383 the river or the flood plain. He stated before you write these regulations and you are trying to put your
384 regulations before your main thought; I enjoy sitting here listening to you all give your comments.

385

386 Mr. Villeneuve said you have got to decide what is in the district before you write the regulations to govern the
387 District. He said I am not saying totally alone, that you don't consider one with the other with the size because if
388 you look at the size you need to look at the border and so on and so forth. He stated another thing they haven't
389 talked about, to give you an idea when they have talked about the Commercial District in the past, one of the
390 most important things was when you were talking retail and so forth. Mr. Villeneuve asked why it is in both
391 districts; one of the criteria in the past was that once you get more to heavier truck traffic you wouldn't put that
392 business into the Village Center. He said you have got to do it in the order of size and what you want in it, then
393 write the regulations; not that you don't work them all together to make sure they work, but they are not
394 working from my observations. Ms. McMains said that is why they are working on the Master Plan.

395

396 Mr. Carroll stated I don't think Jericho has got a good cohesive view of its Strategic Plan; our economy, the way
397 people work, the way people want to live, is not being addressed with our approach to planning. He discussed
398 an example, saying I would like to suggest that we are about, and have been for many years, which is why I have

399 been reading all the court cases. He said Jericho has a seriously defective process. He said tonight you guys took
400 a vote on a pretty big issue and you didn't ask for any public input. Mr. Carroll said I think our process, the way
401 we approach things, and getting a strategic view is a really good idea. He said you just got Mary Alice's land, let's
402 really start thinking big picture and how we want to live. He said I don't know of anybody in Jericho, if asked the
403 question if they could work at home, get all of the staples that they need without having to leave Jericho and use
404 multi-modal transportation and avoid Williston, I don't know too many people who wouldn't want that.
405

406 Mr. Carroll discussed how the phrasing of a question is going to determine what the output of the questionnaire
407 is. He said I am worried about my grandchildren and that most of what Jericho is impacted by now is through
408 traffic. He said we are not dealing with the light that is coming, the old house; maybe we should buy the old
409 house and move it back, so that the most major intersection in Jericho is built correctly. Mr. Carroll stated we
410 saw tonight, one house is 10' too close; let's get into a Strategic Plan where we know what our priorities are, we
411 know what our objectives are, so as to guide all of our sub-decision-making. He said I hope Jericho can do it; it
412 doesn't seem to be working at either the State level or the Federal level, but maybe we can have a grass-roots
413 proposition where we define what our objectives are and then do it all right. He said let's work together because
414 I will tell you the Fire Department has just shown us what a class act really is.
415

416 Mr. Nulty asked Mr. Cheney whether he got what he needed. Mr. Cheney responded I think we will figure it out
417 moving forward, we have some more meetings in place and I think we are going to hear from more people. He
418 said I think we have what we need from you and we will continue to try to work with some landowners and
419 arrange a good place hopefully. The Selectboard thanked the Planning Commission for their hard work.
420

421 **8. Approve Catering Permits.**

422 On a **motion** by Ms. McMains, seconded by Mr. Nulty, **the Selectboard approved a catering permit for the**
423 **Heritage Golf Club d/b/a Catamount Golf at the Mansfield Barn on September 16, 2016, September 17, 2016,**
424 **and October 22, 2016.** The motion passed 3-0.
425

426 On a **motion** by Mr. Nulty, seconded by Ms. McMains, **the Selectboard approved a catering permit for the**
427 **Skinny Pancake, contingent upon a completed application.** The motion passed 3-0.
428

429 **9. Approve Minutes of 8/18/2016 and 9/1/2016.**

430 On a **motion** by Ms. McMains, seconded by Mr. Howe, **the Selectboard approved the minutes of 8/18/2016 as**
431 **amended.** The motion passed 2-0; Mr. Nulty abstained. On a **motion** by Mr. Howe, seconded by Mr. Nulty, **the**
432 **Selectboard approved the minutes of 9/1/2016 as amended.** The motion passed 2-0; Ms. McMains abstained.
433

434 **10. Approve Warrants.**

435 The Selectboard members present signed the warrants.
436

437 On a **motion** by Mr. Nulty, seconded by Ms. McMains, **the Selectboard entered Executive Session to discuss**
438 **personnel at 9:13 p.m.** The motion passed 3-0.
439

440 On a **motion** by Mr. Nulty, seconded by Ms. McMains, **the Selectboard exited Executive Session at 4:15 p.m. on**
441 **September 17.** The motion passed 3-0.
442

443 On a motion by Mr. Nulty, seconded by Ms. McMains, the Selectboard appointed Erik Glitman to the Planning
444 Commission for a term ending March 2018. The motion passed 3-0.
445

446 On a motion by Mr. Nulty, seconded by Ms. McMains, the Selectboard entered executive session for the
447 purpose of discussing real estate and contracts. The motion passed 3-0.
448

449 On a motion by Ms. McMains, seconded by Mr. Howe, the Selectboard exited executive session at 5:50 pm on
450 October 4. The motion passed 2-0.

451

452 On a motion by Ms. McMains, seconded by Mr. Howe, the Selectboard adjourned the meeting at 5:51 pm on
453 October 4. The motion passed 2-0.

454

455 Respectfully Submitted,

456 Amy Richardson