



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Regular Meeting
September 6th, 2016**

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

Absent: None

Public: Stuart Alexander, David Villeneuve, Ellie Martin, Glenn Martin

Guests: Katherine Sonnick (Planner), Amelia Moriarty (Recording Secretary), Erik Glitman (Personnel)

Call to Order

Jason called the meeting to order at 7:00 pm.

Public Comment

None

Approval of August 16, 2016 Minutes

Phyl made the motion and seconded by Katie. Minutes were approved as amended, 6-0.

Planning Commission Interview - Erik Glitman

Erik Glitman introduced himself, sharing his education, experience qualifications, goals for the town and what he believes he will be able to contribute to the Planning Commission. He has looked at the Town Plan. He shared that he was shocked by the proposed constraints to building size. Erik shared his views on taking surveys into consideration as well as the Commercial District.

Jason communicated that it is the Selectboard that make the decisions on candidates, but the Planning Commission will go into executive session to discuss whether they would recommend that the Selectboard appoint Erik.

Zoning Regulation Draft Discussion

There had been discussion with the Commercial district landowners, specifically about their displeasure with the proposed changes and whether they would be willing to talk or not.

Also, discussed were the changes that the Selectboard may make and whether or not they would need to have another public hearing. They would not unless it substantial changes were made.

It was decided that it would be valuable to have a quorum at the Selectboard meeting, though both Phyl and Susan could not go. Samantha voiced that she did not think a meeting with the Selectboard was a valuable use of time since there was very little discussion last time. The topic of what would be talked about at the Selectboard meeting continued to be discussed. Samantha proposed to take the more controversial changes off the table so that the discussion for the Commercial District Development Standards project could continue. Phyl agreed. Conner agreed that it made a lot of sense to retract a few items to avoid conflict. Susan voiced that she believed that having a footprint of 12,000 square feet was a good idea and should stay as well as the other changes to be made since the survey had proven the town agreed, she finished saying it was time to act.

Katherine said that there would be two ways to approach the Selectboard. One would be to come to them with some proposed changes or the other would be to allow the Selectboard to make changes if they wished. The PC agreed to discuss making changes.

Samantha moved that instead of allowing building size restrictions to hinder the meeting, allow the building size of the current of 32,000 square feet. Phyl seconded it. The vote was interrupted when David Villeneuve asked for a right to contribute. Jason allowed him to comment. He noted that (number one) in the Commercial District there is no water and there would be no big buildings there. Number 2, he said that the current changes would stay in effect for 1 year, such as the 12,000 square foot footprint building restriction.

Jason asked for any other public comment. There was none.

Jason asked for a re-vote to a maximum of 32,000 square feet and the 12,000 square foot footprint for the remainder of the town, except for the area in the Character Based Zoning district. The vote was 5-1.

Samantha asked if maybe the PC could bring that to the SLB as an option, if they want them to compromise with the landowners as opposed to changing it at this time. The PC discussed the issue and Samantha made a motion to keep the 12,000 square footage footprint as written and suggest the SLB that they would be willing to make the change to 32,000 square feet for the Commercial District and 12,000 square feet footprint throughout the rest of the town if they want them to compromise with the landowners. This motion would supersede the previous motion.

Phyl seconded the motion. The vote was 5 - 1.

Katherine moved on the issue of gross floor area. Conor asked for the definition of outdoor storage space.

Jason thought that the best business would be to walk out of the meeting without any of the town residents nonconforming. Samantha explained that the PC wasn't trying to stick to the status quo.

Jason made the motion to leave the gross floor area as is by striking the amended language, going back to the prior adopted language. Phyl seconded. Motion passed 4 - 2.

Katherine moved on to the description of the commercial district. Phyl made motion to leave as amended, seconded by Samantha. Passed 6 - 0.

Phyl made the motion to go back to 3,000 square feet rather than 2,000 square footage. Seconded by Susan. Passed 6 - 0.

Katherine moved on to parking standards, going over the changes that had been made. Susan made the motion to stick with the amended language. Seconded by Katie. Passed 6 - 0.

Jason closed that agenda item.

Discussion/Status Update - Draft Commercial District Regulations

Jason opened the floor to the public. There was no comment.

Katherine started with an overview of the topic starting with the discussion with David Rafael, specifically the public workshop timing, which was probably too ambitious. The PC discussed the date for the public workshop, potentially late October or early November. This was because there should be a draft of the standards. Phyl recommended October 18th as the new date and Jason agreed.

The next order of business was to go over the draft Development Standards revisions based on the comments made. One change was the changes of the boundaries of the district. Phyl confirmed that the conserved lands were in Jericho East and offered to have them moved to the Village district. The boundaries of the church and cemetery were pulled out. The adjustments of boundary lines continued to be discussed. The usage of "shall"s and "should"s were discussed as well as well as the issue of shared parking, rear parking and how that influences view corridor, community space and the location of the master plan was discussed. It was agreed that some of the maps could go into zoning to promote clarity. Jason said that he is less concerned with usage than character and how the buildings meet the community's needs. Samantha agreed with that in general. Susan suggested to make the topic of usage it's own discussion for a later time. The conversation turned to mixed use, light industrial and residential and what should be allowed. The PC agreed the residential uses should not be allowed and retail should be accessory to industrial uses.

Jason closed the agenda item.

Other Business

The discussion turned to the CCRPC and the Regional Energy Plan project and its schedule. All agreed that the CCRPC will attend their October 4th meeting with the Energy Task Force in attendance as well. The presentation would take the first part of the meeting.

Samantha made the motion to move into the executive session at 8:45 pm, which was seconded by Phyl. Motion passed 6 - 0.

Meeting adjourned at 9:04.