



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
April 19, 2016
Approved May 3, 2016

Present: Barbara Bedard, Samantha Dunn, Phyl Newbeck
Absent: Jason Cheney, Samantha Dunn, Susan Bresee, Katrina DeLaBruere
Guests: Connor Lahiff, Steve Nickerson, Debra Nickerson

1. Call to Order

Samantha called the meeting to order at 7:02 p.m.

2. Public Comment

Steve Nickerson of Cilley Hill Road wanted to talk about the Natural Resource Overlay district. 100% of their property lies in the natural resource overlay. They only just became aware of this and feel they should have received a letter because there are limitations on their property. Steve thinks it's an affront to take a person's property in that manner. They have lived there for 40 years.

He suggests taking the house and front yards out, a 300 foot diameter exemptions and perhaps having a homestead exemption like what the state has for current use. He noted that other property owners also have 100% of their property in the Overlay district. Many other property owners don't know they are in this district. Their property has always been in the Agricultural District. They were very unhappy not to be notified of the changes. They are concerned about the cost for this change and what will be required to get permits for development, including the cost for those permits.

3. Interview of Planning Commission Candidate

Connor Lahiff is a meteorologist. He has lived in Jericho for 10 years. His wife was born in town. He realizes that things are changing and he would like a voice in town. He participated in the Planning Commission (PC) rewrite of the regulations on accessory apartments. He would like to keep the town the way it is. He would like to be part of the planning for the town. He would like us to maintain our resources and the character of the town. He grew up 20 miles outside New York City, came here for college and never left. Development needs to happen but it needs to be in the right place. He recently took a leadership course which he thinks may be helpful in resolving disputes. He also has website and GIS training. Through his work reviewing the accessory apartment language he has learned a lot about the zoning regulations. Phyl noted

that the PC will need to talk further when at least 4 members of the PC are in attendance. They noted that the Selectboard will make the final decision on appointment. Samantha invited Connor to attend the May 11th Workshop.

4. Approval of the minutes of April 5, 2016

Postponed due to lack of a quorum.

5. Motion to Continue the Public Hearing

Postponed due to lack of a quorum.

6. Commercial District Community Workshop Issues Discussion

Samantha doesn't think the poster conveys enough information. We need to give exact time frames: meet at 5:30 for a drive with carpooling, meeting in the warehouse at 6:30. Make it clear that we will carpool and that there will be food at the meeting. The little graphic at the top should have a star showing where we meet. We would also like to see the graphic enlarged with more reference points. We'll need a poster to direct people and we should advertise via a sandwich board and Clark's Truck's sign. It would be nice to have the questions written down ahead of time for members of the PC to pass out to the small groups. We will need to have weekly posts to Front Porch Forum and need to put this information on the website. Phyl will send these changes to David. Barbara offered to help out at the meeting.

7. Other Business

There was none.

8. Wrap up and Planning for Next Meeting

Samantha would like to revisit the maximum lot size which has been reduced to 8,000 square feet, particularly if we are unable to continue our public hearing. There is a question as to whether this was an interim figure and if it is too restrictive.

The PC should also revisit the Natural Overlay District so that they can respond to the Nickersons concerns and comments.

On a motion by Phyl, seconded by Barbara, the PC adjourned the meeting at 7:52 p.m. Motion passed 3-0.