



Town of Jericho  
Planning Commission

**Jericho Planning Commission Minutes**  
**Regular Meeting**  
**February 2, 2016**

**Approved February 16, 2016**

**Present:** Phyl Newbeck, Jason Cheney, Samantha Dunn, Susan Bresee, Barbara Bedard,  
Katrina DeLaBuere

**Absent:** Peter Booth

**Public:** Kyle Thurgate

**Guests:** Katherine Sonnick, Planner, David Raphael

Phyl called the meeting to order at 7:00 p.m.

Public Comment

Kyle Thurgate noted that he was attending the meeting as part of an Eagle Scout requirement.

Approval of Minutes

On a motion by Jason, seconded by Katrina, the Planning Commission (PC) approved the minutes of January 5, 2016 as written. Motion passed 4-2-0.

MPG Grant Consultant Interview - Landworks

David Raphael of Landworks gave a presentation to the PC, discussing the Request for Quote (RFQ) and his understanding of the project. He also discussed his firm's experience and qualifications. He then discussed how they would approach the project, including communications. David then discussed projects the firm has worked on in the past, noting the approaches taken. The PC members interviewed David Raphael for the Commercial District regulations project.

After the interview, the members discussed the presentation, the firm, and whether another quote should be obtained. The PC determined that, although they considered Landworks highly qualified, they feel obligated to continue with further interviews since they had only received one response to the RFQ. Katherine said the deadline for responses to the RFQ is February 12<sup>th</sup> and she had heard from a couple of firms that will be submitting responses. She and the PC members discussed the timing for additional interviews, agreeing to try to hold them at the next meeting.

Zoning Discussion

Katherine said she pulled in the feedback from the Energy Task Force and the input from the PC. The PC members and Katherine discussed the Planned Unit Development (PUD) density bonus section. Phyl, Samantha, and Katherine explained what a PUD is for the new members. The PC

members and Katherine discussed the potential addition of an increased lot coverage bonus. They described what lot coverage is for the new members. The PC determined the addition of an increased lot coverage bonus was not necessary. They also discussed stormwater and Katherine noted additional regulations are pending. Katherine and the PC members discussed bonuses. Katherine agreed to work on adding a table to clarify the bonus for each district.

The PC members then discussed some additional changes to the accessory apartment section. Katherine said the Development Review Board (DRB) has seen the language and have determined that they cannot use it because it is not in the regulations. She and the PC members discussed the DRB's determination, noting they have not accepted the interpretation of the current regulations, including examples.

The PC members agreed that the table correctly interprets the text of the regulations. They also agreed that they should quickly approve amendments to the regulations, discussing what could be included. The PC discussed the schedule of amendments and decided that they should aim for a September date for the public hearing for the next round. They agreed to plan on the next round of amendments with the Commercial District changes in early 2017.

#### Planning for Next Meeting

The PC agreed to finish up the PUD language, set a date for a hearing for revised regulations, and possibly hold interviews at the next meeting.

#### Other Business

Katherine noted that she will likely not be at the March 8<sup>th</sup> meeting due to back surgery, but will prepare packets for the meeting.

On a motion by Jason, seconded by Barbara, the PC adjourned the meeting at 9:00 p.m. Motion passed 6-0.

Respectfully submitted,  
Amy Richardson