



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
January 5, 2016
Approved February 2, 2016

Present: Phyl Newbeck, Jason Cheney, Samantha Dunn, Katrina DeLaBuere
Absent: Peter Booth, Susan Bresee, Barbara Bedard
Public: None
Guests: Katherine Sonnick, Planner

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

Public Comment

None

Approval of Minutes

On a motion by Jason, seconded by Samantha, the Planning Commission (PC) approved the minutes of December 15, 2015 as written. Motion passed 4-0.

MPG Grant Discussion

The Planning Commission discussed the timing of the selection of the consultant for the MPG grant. The PC at their next meetings will choose the consultants that they wish to select. Phyl asked Katherine to send out the RFQs as they arrive. The first February meeting will involve interviews of the applicants.

Zoning Discussion

The PC discussed the PUD density bonus section. They began the discussion with the accessible features listed by AARP and HUD (FHAA). They discussed what items should be granted density bonuses. They agreed that there was a difference between the Village Center and Village districts and the more rural districts. Overall, they don't want to encourage development in the rural districts, but do want to encourage conservation and public access to open spaces. They decided on the following as draft density bonus language:

For PUDs located within the Village Center and Village districts, for each criteria listed, a 25% density bonus will be granted if at least 1/3 of the development is affordable housing, as defined in the zoning regulations definitions; if the development is mixed use, as defined in the zoning regulations definitions; if the development meets or exceeds the Vermont ENERGY STAR® Homes Silver Rating; if at least 1/3 of the development is senior housing,

with accessible features. Senior housing as defined in the zoning regulations definitions and accessible features as defined by HUD.

For PUDs located within the Low Density Residential (Rural Residential) district, Rural/Agriculture Residential (formerly the Agricultural) district, and Forestry district, for each criteria listed, a 25% density bonus will be granted: if the development meets or exceeds the Vermont ENERGY STAR® Homes Silver Rating; if public access is dedicated to open space meeting the standards of Section 10.13.4.

For PUDs located within the Commercial district, for the criteria listed, a 25% density bonus will be granted if the development meets or exceeds Vermont ENERGY STAR® Homes Silver Rating.

The Commission discussed the importance of connectivity for new developments in the Village Center and Village districts. They considered adding the provision of a sidewalk or easement in the density bonus section and decided that the requirement of a provision of a pedestrian easement should be required along major and collector roads for all development subject to the Section 11, General Development Standards. This will include subdivisions, PUDs and site plans. Section 11.3, Pedestrian Facilities, should contain language requiring a pedestrian easement for development along major and collector roads.

The PC discussed the potential typo in the Zoning Regulations regarding the amateur radio towers, TV antennae and satellite dishes. They agreed the regulations should be amended to list out the 3 items in the list of exemptions separately; they are not subsections of amateur radio towers as it currently reads.

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 would plan on the next round of amendments with the Commercial district changes in early 2017.

Other Business

There was no other business.

Wrap up and Planning for Next Meeting

They PC will discuss the RFQ responses from the consultants. Katherine will write up the language they decided on for the PUD density bonus for review. The Conservation Commission will hopefully provide their feedback for further discussion on the Natural Resources Overlay.

On a motion by Katrina, seconded by Jason, the PC adjourned the meeting at 9:00 p.m. Motion passed 4-0.