



Town of Jericho
Planning Commission

Jericho Planning Commission Minutes
Regular Meeting
March 1, 2016
Approved March 15, 2016

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

Phyl called the meeting to order at 7:00 p.m. She made a motion to nominate Jason Chaney as chair of the Planning Commission (PC). The motion was seconded by Susan. Motion passed. Phyl made a motion to nominate Samantha as clerk, seconded by Barbara. Motion passed.

Public Comment

None

Approval of Minutes

On a motion by Phyl, seconded by Barbara, the PC approved the minutes of February 16, 2016 as written. Motion passed 4-0.

Zoning Discussion –Wrap Up

The PC discussed the PUD density bonus section from the Amendment Report. They walked through the PUD section of the document and made a few editorial changes. They first discussed the proper energy efficiency level for the bonus. Jason had provided some information about the HERS index, a different rating system. The PC decided that the general idea of making energy efficiency easier to gain would be helpful, but in the case for a density bonus for a PUD using the Efficiency Vermont criteria made sense. They decided to go with the Efficiency Vermont certificate High Performance rating for residential buildings and Efficiency Vermont Advanced Performance Certification rating for commercial buildings. They discussed the lot coverage bonus and how to clarify in the table that one of the underlying criteria for a PUD not being subject to density was that it includes senior or affordable housing. They determined that 2 additional criteria must be met in order to receive a coverage bonus.

The PC looked through the rest of the proposed changes and discussed some changes in the accessory apartment section. Susan suggested in an effort to have language that was as clear as possible, some of the language should be changed slightly. Including language in the table,

about floor area and the “upper” limit should be changed. The PC agreed on the language of “maximum” instead of “upper”.

The PC discussed the additional changes document. They discussed that in their desire was to limit building size and not the type of business. A smaller building size better reflects the desire for a new building to fit the existing character of the town. They decided to limit building size to 8,000 square feet and add language about commercial “gross floor area” including outside display or storage area. They also decided in the use chart to move the upper limit for condition use size to 2,000 from 3,000 square feet.

The PC discussed parking in the front yard and parking in front of a building. They agreed to change Section 11.2.3.1, General Layout, to positive wording and remove the “front” yard parking provision for all districts listed. For Section 11.2.3.3, Front Yard Parking they decided to add “commercial” district to that section. They also agreed to renumber and rearrange the section to move 11.2.3.3 to after 11.2.3.1 to make it easier to read.

They decided to add clarifying language to the (3) footnote on the use table in Section 4 regarding when conditional use is required for collector and private roads in the Village Center district. They determined that all roads, except for major roads, would require conditional use review.

Finally, they looked through the rest of the proposed language and agreed and made no further changes.

On a motion by Susan, seconded by Phyl, the PC approved the changes to the Land Use Regulations as written and warned the PC Public hearing for April 5, 2016. Katherine noted that the Regulations will become effective on the date that the warning is published in the Mountain Gazette, which will be March 17, 2016.

Other Business

The PC discussed their next meeting, where Katherine will be absent. They discussed possible agenda items including a discussion with the Conservation Commission about the Natural Resources Overlay. Since Samantha will be out that meeting, they decided to postpone that discussion until she would be in attendance. Susan noted that the State Courts had recently made a determination on a Town Plan’s authority in a Public Service Board project. The courts found that the Town Plan in question had authority. The PC thought that this would be a good discussion item as they were just talking about this during their Town Plan amendment process. Over the next few days they will work on the agenda. On a motion by Barbara, seconded by Samantha, the PC adjourned the meeting at 9:00 p.m. Motion passed 6-0.