

**Town of Jericho
Planning Commission
Minutes of a Regular Meeting
March 15, 2016
Approved April 5, 2016**

Present: Jason Cheney, Chair; Phyl Newbeck, Barbara Bedard, Katrina DeLaBruere
Absent: Samantha Dunn-Clerk, Susan Bresee
Public: Conor Lahiff, Shannon Spaulding

Jason called the meeting to order at 7:02 pm.

Public comment

Conor Lahiff told the PC that he was happy about the changes in the zoning regulations, and thanked the PC for their work. He asked about a memo regarding accessory apartments, and wanted to know whether or not those changes are enactable. Phyl explained the procedure, and said that those changes will be approved at an upcoming Selectboard board, after they hold their hearings. Conor asked about applying for the opening on the PC, and Phyl suggested he submit a letter of interest to the town administrator, then come back to the next meeting for an interview.

Shannon Spaulding introduced herself, and explained that she was a student at Plymouth State College, and was taking a class on state and local politics.

Minutes

Phyl moved to approve the minutes of the March 1st meeting. Barbara seconded. The motion passed unanimously.

Town Authority in Public Service Board (PSB) Projects - Discussion

Jason read an article about solar projects that explained “the Quechee test”, whereby their Town Plan trumped the PSB. Katrina expressed concern about large solar arrays, especially when they carve up farm fields. Phyl said she has conflicting feelings, because she appreciates the environmental benefit of large solar projects, windmills, etc. but understands the potential aesthetic problems.

The PC talked about possible language to be added to the Town Plan, for example that solar arrays shouldn't be allowed on ridge lines. They discussed the need to quantify large vs small projects. The Commission talked about inviting Karen Horn from VLCT or someone from the CCRPC to an upcoming meeting to discuss the best approach for adding language to the Town Plan. They all agreed that solar panels are best when placed on top of structures, and close to the energy need. The trick is to place them in a “non-objectionable” location. Jason pointed out that it's ideal to utilize existing structures because those are hard, dark surfaces that already exist. Other PSB projects to consider: wind turbines and cell towers.

Next Round of Zoning Amendments – Discussion

The board referred to the Action Items list in the Town Plan, and considered the following:

- Development location preferences / PUD discussion
- Identify areas that might be included in the village districts
- Opportunities on Route 117 - commercial / industrial. **Barbara moved that sections 03.1.3.2 and 03.1.3.3 be removed from next iteration of Town Plan. Katrina seconded. The Commission approved unanimously**
- Protection of scenic overlays
- Agricultural soils - PC discussed the need for an accurate land evaluation and site assessment (LESA), to provide information about prime agriculture land
- Wildlife corridors; work with conservation commission on this
- Clarifying definitions for Jericho zoning districts' "character of neighborhoods". PC discussed this, and agreed this required more work and discussion
- Educational uses in open space districts ...revisit this issue, and also consider renaming the Open Space district that is federal property ("The Range"). The PC thought it would be a good idea to meet with the personnel from the Range
- Continue monitoring flood plain areas, and regulations involved
- Conservation districts: discuss with Conservation Commission and adopt the maps, and decide other issues such as boundaries, and preventing or limiting development in these areas
- Amend (aka "redraw") boundaries of districts
- Discuss slope thresholds for development
- Noise regulations
- Ridgeline development standards
- Update Tiered Conservation Priorities Maps (Section 04.2.1.1)

Wrap-Up & Planning for Next Meeting

Next meeting - Public Hearing. A short presentation with no PowerPoint presentation.

7:30 - interview 2 applicants

Low Impact Development

Phyl made the motion to adjourn, Katrina seconded; motion passed. Meeting adjourned at 9:01 pm.