



Town of Jericho
Planning Commission

**Jericho Planning Commission Minutes
Special Meeting
August 29, 2020
8:00am**

Approved September 22, 2020

Present: Jason Cheney, Sarah MacLeod, Sabina Ernst, Chris Brown, Wendy Verreri-Berenback
Absent: Erik Glitman, Susan Bresee
Public: Jim Carroll, JD Bugbee, Jennifer Bugbee, Glenn Martin, Randy Clark, Wayne Howe, Ned Dubois, Bob Mulcahy, John Abbott, Will Veve, Matt Zambarano
Guests: Katherine Sonnick

1. Call to Order

Jason called the meeting to order at 8:05am

2. Walking Tour of Desired Roads and Connections within the Commercial District

Jason explained the background to why the meeting was taking place: At the last Planning Commission meeting, David Villeneuve asked for an onsite walk of his property to discuss future roads. Jason noted that David was absent. He noted that this is the next phase of the Commercial District project – the Official Map. Jason noted that he sees the Official Map will not require significant PC time, but will be a project that happens more with property owners working directly with the Regional Planning Commission and maybe also include some individual committee members from groups like trails and conservation committees. He thinks that it would be good to have this group attending today as a part of the Official Map project. Bob Mulcahy from Jericho East said that they were on board.

Jason asked Katherine if she had anything to add. Katherine noted the requirement for masking when social distancing was not possible.

Wayne Howe noted that he thinks that this Official Map project is bigger than just creating a map. There is emerging consensus that people want to make progress actually happen. Jason agreed and said that infrastructure and connectivity are essential, and the Official Map is the long term plan of what can be built. It is a visionary document.

Glenn Martin noted that he thought it would be best to move up the hill a bit on his property. That would give a better view of the area and they could see the potential layouts there.

The group walked up to that location and continued their conversation.

Ned Dubois stated that he is of the opinion that a map is needed. He said that the connection for the Commercial district (CD) through David's airstrip parcel to River Road should be a part of

that map. The also thought that expanding the boundaries of the Commercial District would make sense.

Matt Zambarano asked how many lots (in the CD) are undeveloped. Glenn Martin said 4 in the area that was being discussed. He noted that in the area closer to the beginning of North Main Street there are 3 more undeveloped lots. He noted that he thought that the proposed zoning would allow for more density so new roads would make sense. He noted that infrastructure, especially water, is key. The soils are good for septic, so that isn't prohibitive. He noted in the past that with the early days of development he had hoped for the CD to be more of a village center and the Selectboard at the time was not supportive of that.

Glenn noted that he was willing to donate land for the roads.

There was discussion about the importance of infrastructure and partnerships. Jason noted that the infrastructure conversation and partnerships are not Planning Commission issues. Those are issues for the Selectboard.

Glenn noted that he didn't think that having many (different) zoning districts near the CD makes a lot of sense. 1-acre zoning next to the small triangle of 3-acre zoning, for example. He noted that David wants a zoning district boundary change. Jim noted that David's real issue is the zoning violation against his CD property that David recently appealed to the DRB.

Jim gestured toward Jerihill ACE Hardware, which was up hill and noted that it would be easy to tuck taller buildings where they were standing and further down the hill from Route 15.

The group looked at Map 5 from the Commercial District Master Plan and also looked at Glenn's map that he had brought along. The conversation continued. Jason noted that some Jericho East residents wanted to enter into a conversation with the PC about changing the south side of the CD to a different zoning district. This issue has been placed on the PC's second September meeting agenda.

Randy Clark noted that he thought that creating the Official Map would be step one and the next step would be to put the roads and infrastructure in. He thought that the whole town would see the benefit of public investment in the infrastructure if developed as desired.

Wayne stated that the Map needs to be done.

Matt stated that the Map is the blueprint and that needs to be done first.

Ned stated that he thought the many water systems should be consolidated into one.

Jim stated that a collaborative effort will be required to develop an official map

3. Adjourn

Sabina made a motion to adjourn, seconded by Sarah. The motion passed 5-0-0. Meeting adjourned at 8:53 am.