

To all members of the Planning Commission and Selectboard

We submit this letter on behalf of a working group formed by the majority private landowners who own land in the Commercial District.

We feel that adoption of the proposed regulations at this time would be an impediment to our collective and unified cooperation with the Planning Commission and the Select Board in developing a Master Plan that works for both the town of Jericho as well as the Private Landowners of the Commercial District.

In short, we feel that adopting regulations for a Town District that has ongoing discussion of boundary lines, location and feasibility of infrastructure, and fragmented density, would be imprudent at this time. We feel that coming up with an agreed upon conceptual Map of the District should be completed before the PC puts forward a set of regulations to govern said district.

When the Commercial District Advisory Committee was first started it was agreed upon at that time to not just write a set of regulations but to complete the other pieces of the puzzle such as district boundaries, density, infrastructure, and map etc., and present the whole package.

Due to the fact that you have ignored our previous attempt to meet with us as a working group as requested in our letter dated June 16th, to define changes needed in the Commercial District, we are asking again to have a physical meeting with the Selectboard and Planning Commission before you move forward with the proposed regulations. If the Selectboard moves forward and votes to approve the regulations rather than the whole package, you leave us no choice but to get the voters of the town to defeat this unwise step.

Our working group is aware that time is of the essence. Our working group feels that there is momentum that needs to continue. Our working group strongly feels that putting forward the regulations as proposed by the PC at this time will do nothing but create a distraction and kill the momentum that we currently have.

The first item on our working groups list is to discuss with the PC and the consultant the three alternate maps proposed by Dubois & King previously distributed by the Planning Commission as Map 6 in January of 2019, and we do not see that this in any way conflicts with any other work done by that consultant, on the contrary it would help complete that work.

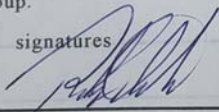
This may be the last opportunity for the town of Jericho to take advantage of the good will offered by the landowners to create the connectability agreed upon in the vision by all parties. Our working group pledges to work in a concise and timely fashion in order to keep this process moving forward.

Regards, Jericho CD working group.

print names

signatures

Randy Clark



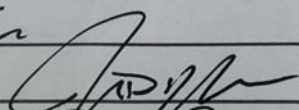
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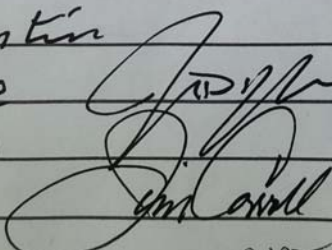
Glenn Martin

JD Bugbee



MATT Zambarano

Jim Carroll



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