

UNDERHILL PLANNING COMMISSION
June 1, 2011, 6:00 pm
Minutes

Present: Chair Dick Albertini, Vice-chair Trevor Squirrell, Jerry Adams, David Edson, Sandy Gillim, Irene Linde, Cynthia Seybolt; Planning & Zoning Administrator Kari Papelbon

Guest: Jericho Town Planner Seth Jensen

I. Commission members assembled at Jacob's Store in the Flats and walked the length of Park Street with Seth and Kari. We observed existing buildings, open spaces, road and traffic conditions, and discussed potential uses and changes. Seth explained new zoning and regulations, and some of the processes for arriving at them, for the Jericho portion of the Village. Specific topics discussed included lot sizes, sidewalks and road crossings, hazardous intersection at River Road, importance of coordinating development on Jacobs' and Villeneuve's properties (although PC has no permitting authority).

Seth and Kari recommended, and PC agreed, that for Village planning, the following groups should meet together:

- Future of the Flats
- Underhill and Jericho Planning Commissions
- Underhill and Jericho Selectboards
- Underhill and Jericho Road Crews

II. Following the walk, PC returned to Underhill Town Hall at 7:15 to continue discussion of Village Center.

Kari stated that she and Seth have decided not to pursue the Transportation, Community, and System Preservation (TCSP) Program grant for the Village as Chittenden County Metropolitan Planning Organization Planner Bryan Davis informed them that there might be more relevant grant opportunities through his organization. The application for an AARP grant to host a livable communities and complete streets workshop in the Village will be submitted. PC will write a letter of support at 6/15 meeting.

Members agreed that "homogeneity matters" and we need to consider 0.25-acre zoning in at least some parts of the village center since Jericho has it. Kari distributed material showing that approximately 50% of lots in the village area do not conform to our current one-acre zoning. General discussion of the Village area continued.

III. Minutes were read. Irene made a motion, seconded by Dick, to accept the May 18, 2011 minutes.

IV. Discussion of the language in Section 3.7 of the Unified Land Use and Development Regulations ensued. Kari will contact Sharon again and forward the suggested language to Vince Paradis for his comment. She will report back at the 6/15 meeting.

V. Sandy made a motion, seconded by Irene, to adjourn at 8:22 PM.

Cynthia Seybolt and Kari Papelbom

6/15/11 – Accepted as written