

Jericho Corners Village Center

Renewal Application

Complete Application. All Requirements Met.

- Cover letter dated 08/10/2016.
- Authorization from selectboard on 07/07/2016.
- Town planning process confirmed on 01/20/2016 by CCRPC.
- Zoning bylaws and district map included.
- Historic district map included.
- Boundary map included. No changes to the boundary proposed.

Staff Recommendation

Renew designation.

Jericho Corners Village Center

Aerial Map



Jericho Corners Village Center

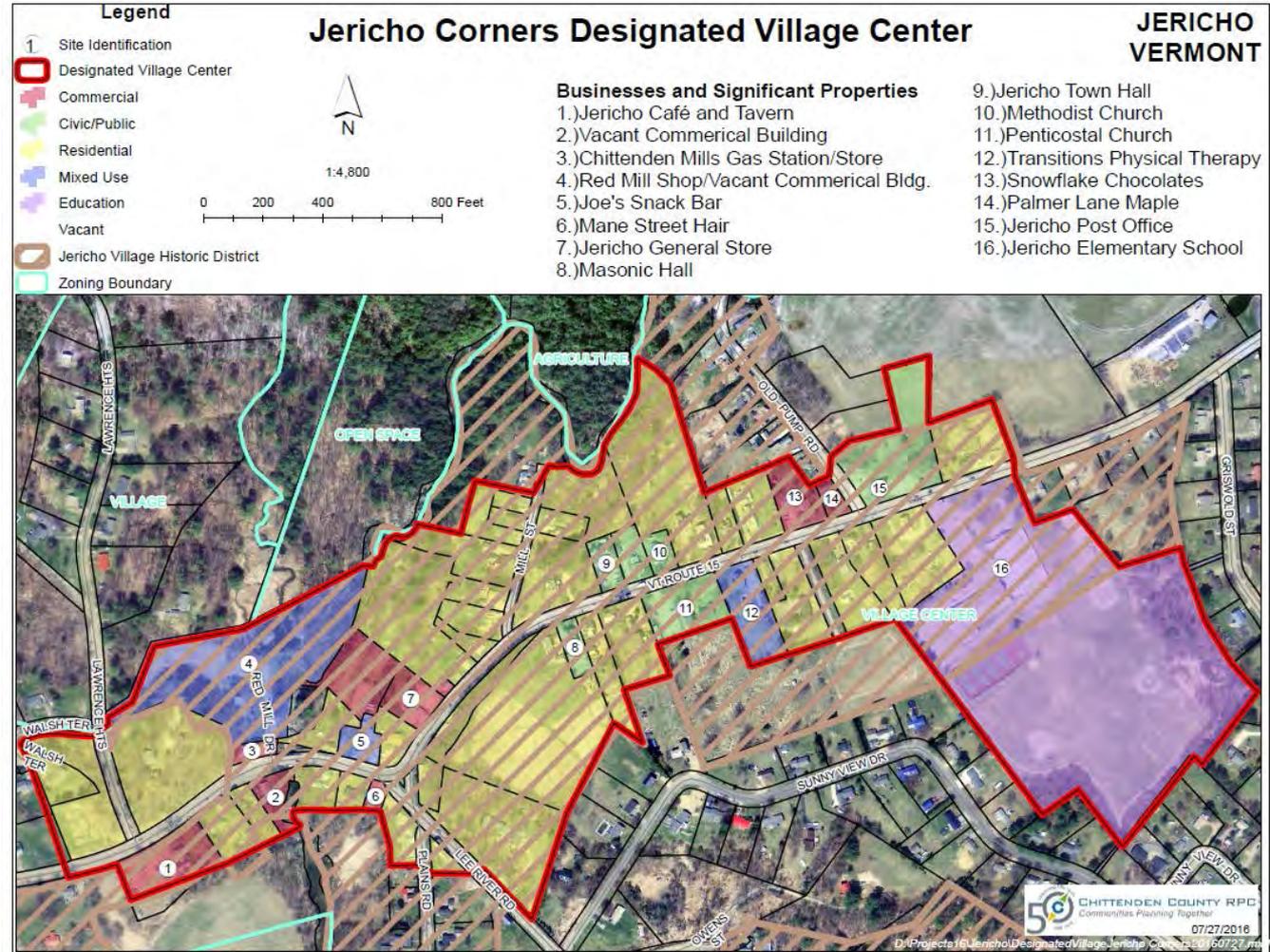
Revitalization Efforts

- Awarded two VTrans Bike/Pedestrian grants for scoping studies to evaluate alternatives for multi-modal connections.
- Awarded VTrans Bike/Pedestrian grant in 2016 to construct pedestrian improvements in the village.
- Implemented streetscape improvements to calm traffic near the elementary school, including a new crosswalk, radar speed feedback sign, and lighting.
- Constructed a pedestrian bridge over the Browns River on VT Route 15.

Jericho Corners Village Center

Zoning Bylaws and District Map

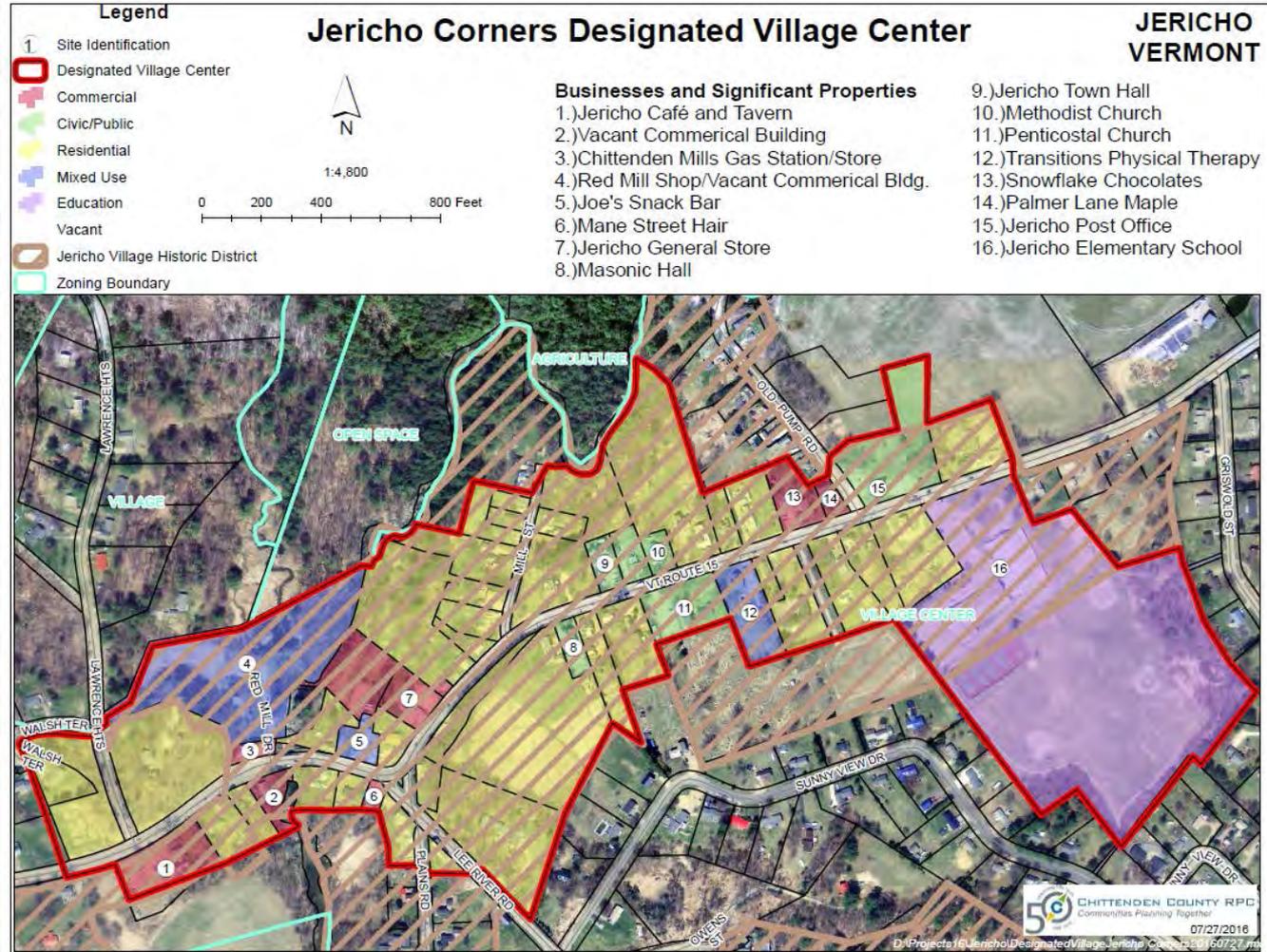
The designated boundary is located within the following zoning districts: village center zoning district.



Jericho Corners Village Center

Historic District Map

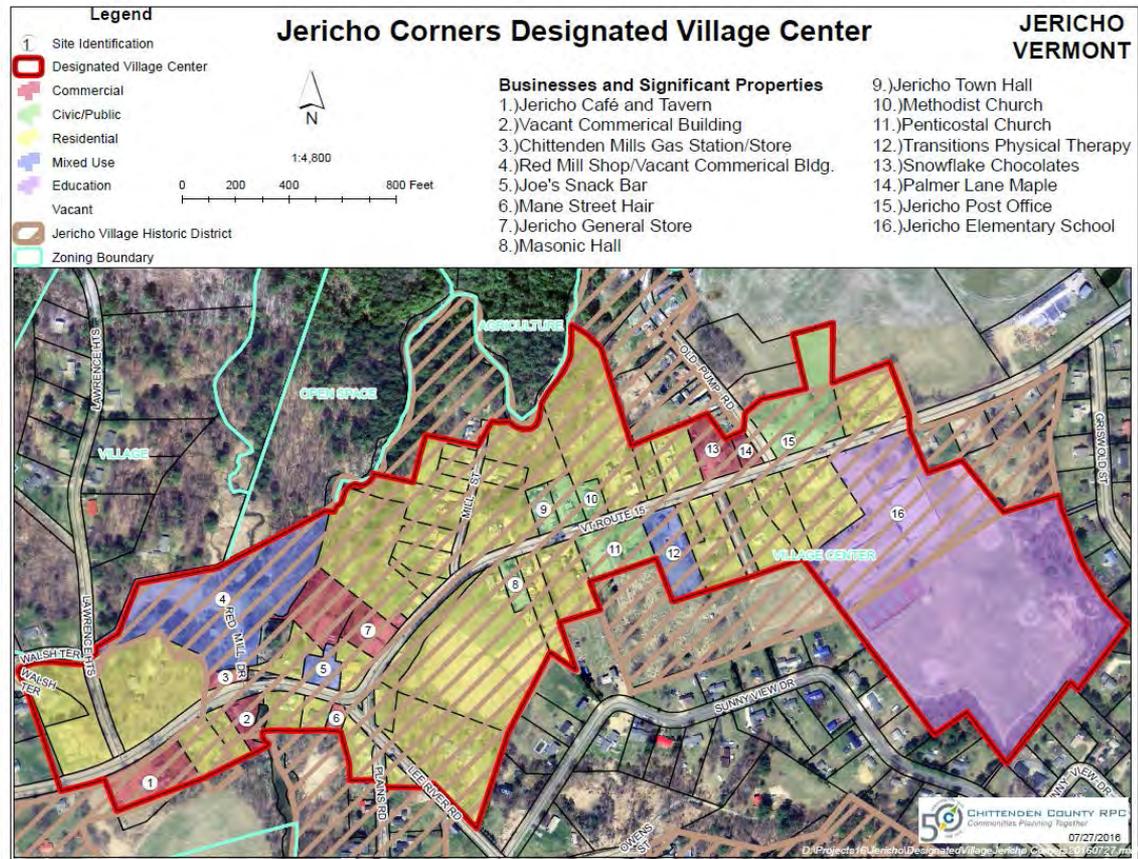
The designated boundary lies mostly within the historic district, listed in the State and National Register of Historic Places.



Jericho Corners Village Center

Boundary Map

No changes proposed.



Jericho Corners village consists of many historic buildings, including commercial, civic, mixed use and residential uses. The village includes the Jericho Café, general store, Masonic Hall, town hall, two churches, post office, elementary school, small businesses and single/multifamily residences located in the designated village center.

Jericho Corners Village Center

Discussion/Questions and Motion



Staff Recommendation

Approve renewal application and award designation.

TOWN OF JERICHO

Planning and Zoning Office • PO Box 39 • Jericho,
Vermont 05465 • (802) 899-2287

August 10, 2016

Community Planning and Revitalization
Department of Housing and Community Affairs
One National Life Drive, 6th Floor
Montpelier, VT 05620-0501

ATTN: Richard Amore
RE: Jericho Corners Village Center Designation Renewal

Dear Richard,

The Town of Jericho would like to request a renewal of the Village Center Designation for the village of Jericho Corners. The village of Jericho Corners is located along Vermont Route 15, close to the Essex Town line, and is recognized as an important Village Center. The Town of Jericho recognizes the importance of the designation and has continually supported and promoted public and private revitalization efforts in the traditional village center and the benefits of preserving historic resources and activity centers. This designation was originally granted in December 2003.

Boundaries of the Jericho Center Designated Village Center contain a core of buildings and properties located along Route 15, including the Jericho Post office, the Jericho Town Hall, Jericho Elementary School, two churches, the historic Old Red Mill, the Jericho General Store, Joe's Snack Bar, the Jericho Café and Tavern, Snowflake Chocolates, Palmer Lane Maple, numerous other small businesses, rental properties and private residences.

This designation has proven instrumental in obtaining several grants for pedestrian and streetscape improvements in Jericho Corners, including the current Bicycle-Pedestrian Program Scoping grant from VTrans to evaluate alternatives for multimodal connections between the Jericho Corners and Riverside village centers. In 2015, the town received a Bicycle-Pedestrian Program Scoping Grant to evaluate alternatives for improving bicycling and walking connections in the area of VT Route 15, Lee River Road and Plains Road. In 2016 the Town received an additional grant to design and construct the chosen alternative. In 2011, a combination of state and federal grants funded the installation of a crosswalk across VT Route 15 at the Jericho Elementary School, radar speed feedback sign also near the Elementary School, sidewalks along VT Route 15, and additional streetscape elements (decorative street lights and signage). Additionally, in 2015 construction was completed on the pedestrian bridge over the Browns River on VT Route 15.

The designation has not been used yet for area residents and businesses to take advantage of the tax credits available within Designated Village Center. However, it is a goal in the Jericho Town Plan to better market and promote these benefits to residents and potential investors.

The Jericho Selectboard approved this application at its July 7, 2016 meeting. Copies of the meeting minutes and signed authorization from the Board are enclosed with this letter. Also attached is a letter from the Chittenden County Regional Planning Commission stating that the town of Jericho planning process is “confirmed;” a boundary map of the Jericho Corners village center with all required map information (including the historic districts); relevant language from the Jericho Town Plan and map; and the corresponding bylaw language and zoning map.

Please contact me if you have any questions regarding the renewal application. I can be reached at (802) 899-2287 ext. 103 or via email at ksonnick@jerichovt.gov. I am in the office Monday through Friday from 8:00 until 3:30 p.m. We look forward to working with the Department of Housing and Community Development in implementing the shared vision we have to preserve Vermont’s traditional and historic village centers.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Sonnick". The signature is written in a cursive, flowing style.

Katherine Sonnick

Jericho Planning and Development Coordinator

CCRPC Confirmed Planning Process

**Chittenden County Regional Planning Commission (CCRPC)
Resolution**

Jericho's Town Plan & Planning Process

WHEREAS, Title 24, V.S.A. § 4350 in part requires that CCRPC shall review the municipal planning process of our member municipalities including review of plans; that each review shall include a public hearing which is noticed as provided in 24 V.S.A. § 4350(b); and that before approving a plan the Commission shall find that it:

1. is consistent with the goals established in Section 4302 of this title;
2. is compatible with its Regional Plan;
3. is compatible with approved plans of other municipalities in the region;
4. contains all the elements included in § 4382(a)(1)-(12) of this Title.

WHEREAS, the CCRPC at its May 22, 2013 meeting approved the *CCRPC Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* dealing with local plans and CCRPC action; and

WHEREAS, The Town of Jericho, Vermont is a member municipality of this Commission; and

WHEREAS, The Town of Jericho formally requested CCRPC to approve its Town Plan and confirm its planning process; and

WHEREAS, The Planning Advisory Committee reviewed the Town Plan and planning process; and

WHEREAS, the Planning Advisory Committee held a warned public hearing at the CCRPC, located at 110 W. Canal Street, Suite 202, Winooski, Vermont on Wednesday, November 18, 2015, reviewed the records and recommended that, upon Selectboard adoption, the Commission approve Jericho's Town Plan as meeting the requirements of 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* and confirms the community's planning process as consistent with Title 24, Chapter 117.

WHEREAS, The Town of Jericho's Selectboard approved the 2016 Jericho Town Plan at its January 7, 2016 meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC approves Jericho's 2016 Town Plan and the Commission finds that said Town Plan:

1. is consistent with the goals established in Section 4302 of Title 24;
2. is compatible with the *2013 Chittenden County Regional Plan, entitled the ECOS Plan*, adopted June 19, 2013;
3. is compatible with the approved plans from other adjacent Chittenden County municipalities; and
4. contains all the elements included in § 4382(a)(1)-(12) and/or is making substantial progress toward attainment of the elements of this subsection;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC confirms the Town of Jericho's municipal planning process.

Dated at Winooski, this 20th day of January, 2016.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION



Andy Montroll, Chair

**Authorization from Jericho
Selectboard**



TOWN OF JERICHO VERMONT

July 7, 2016

Richard Amore
Vermont Downtown Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

Dear Mr. Amore:

We, the Jericho Selectboard, are writing to memorialize our authorization to apply for a renewal of the Village Center Designation for the Jericho Corners Village area.

Sincerely,


Catherine McMains, Chair

Tim Nutly


Wayne Howe

Town Administrator
899-9970 x 3

Town Clerk
899-4936 x 1

Financial Coordinator
899-4786 x 5

Planning & Zoning
899-2287 x 6

Listers
899-2640 x 4

Summer Recreation
899-9970 x 7

2
3 **Selectboard Meeting**

4 **July 7, 2016 at 7:00 p.m.**

5 **Jericho Town Hall, 67 Vermont Route 15**

6
7 **Members present:** Catherine McMains (Acting Chair), Wayne Howe

8
9 **Others present:** Todd Odit (Town Administrator), Jason Cheney, Adam Popkin, Susan Bresee, Tate Brannan, Robin
10 Bartlett, Linda Lewis Nadeau, Linda Porter, Colleen Korniak, Donald Foote, Burton Rawson, Barb Adams, Chuck
11 Lacy, Jim Carroll, Glenn Martin, Ellie Martin, David Villeneuve, Randy Clark

12
13 The public hearing was called to order by Ms. McMains at 7:00 p.m.

14
15 **1. Public Hearing – Proposed Zoning Amendments.**

16 Mr. Lacy asked why the accepted or appropriate size of many buildings has been reduced from 3,000 feet to
17 2,000 feet. Mr. Howe asked if Katherine can respond to that question. Ms. McMains said the Planning
18 Commission has been working on these for a long time. Ms. Sonnick stated there are two different changes to
19 square footage: 1) the overall size of buildings from 60,000 down to 12,000 square foot footprint; and 2) within
20 the use chart, I think is what Mr. Lacy refers to, the 3,000 to 2,000. She said the idea is, it is not changing the
21 allowable size, it is just when it enters into conditional use review. She stated that is really the difference. Ms.
22 Sonnick said this falls back to why it was changed to 12,000 square feet and it was the desire to have smaller
23 buildings in Town, fitting into the existing character of the buildings.

24
25 Mr. Lacy asked why is that; why are smaller buildings better. Ms. McMains stated my take on the change from
26 the 60,000, particularly for the commercial, is that the Selectboard got involved. She said it made sense in
27 reading it myself because right now it is a one size fits all, except the Riverside area, and because the Commercial
28 District hasn't been changed since the '80s. She said it made sense to let something happen because the
29 Selectboard had changed some wording to keep the strip development from happening. Ms. McMains said this
30 allows that something could happen, but at the same time, if you put a 60,000 square foot structure in there
31 now while everybody is talking about the Commercial District. She said it could change the whole dynamics of
32 what we were trying to do with public input, meetings with the public, the consultant, and the Planning
33 Commission, and eventually the Selectboard. She stated why not see what happens because if the Commercial
34 District becomes something like Riverside, where it has its own rules in terms of size, as things play out with the
35 consultant. Ms. McMains said rather than having something happen in the interim, it made sense to have
36 smaller; the Corners and the Center at 12,000 made a lot of sense. Mr. Odit clarified that it is lowering the
37 threshold for conditional use review from 3,000 to 2,000. Ms. McMains said I was just talking about the 12,000
38 from 60,000. Mr. Odit stated it is not limiting the size.

39
40 Mr. Lacy said what the Town is doing is saying we are going to exercise a control over what you do over smaller
41 properties than previously; we are going to increase your costs of developing that lot by making you go through a
42 review process. He said my question is what is the objection of a 3,000 square foot building versus a 2,000
43 square foot building; why are we reducing it from 3,000 to 2,000. He said there just aren't that many businesses
44 that are practical at 2,000. Mr. Lacy said what effectively you are saying is that we want to exercise a high degree
45 of control over anybody who wants to build a commercial structure down to 2,000 square feet. He stated my
46 question is why are we moving from 3,000 to 2,000. Mr. Odit asked if he has a suggested square footage. Mr.
47 Lacy said you are making a change and I am asking why. Mr. Odit stated I am saying to help the Board inform the
48 process; if that is not the right one, do you have a suggestion.

793 **Approve Jericho Corners Village Center Designation Application.**
794 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard approved applying for a renewal of the**
795 **Village Center designation for the Jericho Corners village area. The motion passed 2-0.**
796

797 **7. Approve Quit Claim Deed to vTrans for Route 15/Browns Trace Signal Project.**

798 Mr. Odit said the Selectboard had already seen the map and everything, but they sent new deeds. He noted they
799 sent us a check for \$500. He stated this is just for a small piece of land associated with the traffic light project on
800 Browns Trace Road.

801
802 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard approved the Quit Claim Deed to the**
803 **Agency of Transportation and authorized the Town Administrator to sign it. The motion passed 2-0.**
804

805 **8. Approve Budgeted Fund Balance Transfer to General Fund.**

806 Mr. Odit said in the past couple of years we have essentially budgeted a deficit; we have budgeted some fund
807 balances revenue. He stated we didn't have to use it in previous years, but this year we need to due to a
808 combination of expenses, noting there will be a few more bills, accruals, and adjustments. He said right now,
809 prior to making this transfer, we are about \$50,000 over, with expenses exceeding revenue. Mr. Odit said we are
810 still under budget because we haven't transferred the fund budget. He noted the overall undesignated fund
811 balance is about \$770,000. He recommended making the transfer. The Selectboard members and Mr. Odit
812 discussed the matter further.

813
814 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard approved the budgeted transfer of**
815 **\$103,480 from undesignated fund balance to the FY16 income. The motion passed 2-0.**
816

817 **9. Approve Second Class Liquor License – Jericho Market, LLC.**

818 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard approved the First and Second Class**
819 **Liquor License for Jericho Market, LLC. The motion passed 2-0.**
820

821 **10. Approve Minutes of 6/14/2016.**

822 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard approved minutes from 6/14/2016 as**
823 **written. The motion passed 2-0.**
824

825 **11. Other Business.**

826 The Selectboard members discussed the annual meeting for the RPC (Regional Planning Commission).
827

828 **12. Approve Warrants of 6/22/16 and 6/24/16.**

829 The Selectboard members present signed the warrants.
830

831 **On a motion by Mr. Howe, seconded by Ms. McMains, the Selectboard adjourned at 9:21 p.m. The motion**
832 **passed 2-0.**
833

834 Respectfully Submitted,
835 Amy Richardson

**Village Center Designation
Boundary Map**

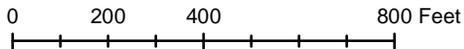
Jericho Corners Designated Village Center

Legend

- ① Site Identification
- ◻ Designated Village Center
- ◻ Commercial
- ◻ Civic/Public
- ◻ Residential
- ◻ Mixed Use
- ◻ Education
- ◻ Vacant
- ◻ Jericho Village Historic District
- ◻ Zoning Boundary



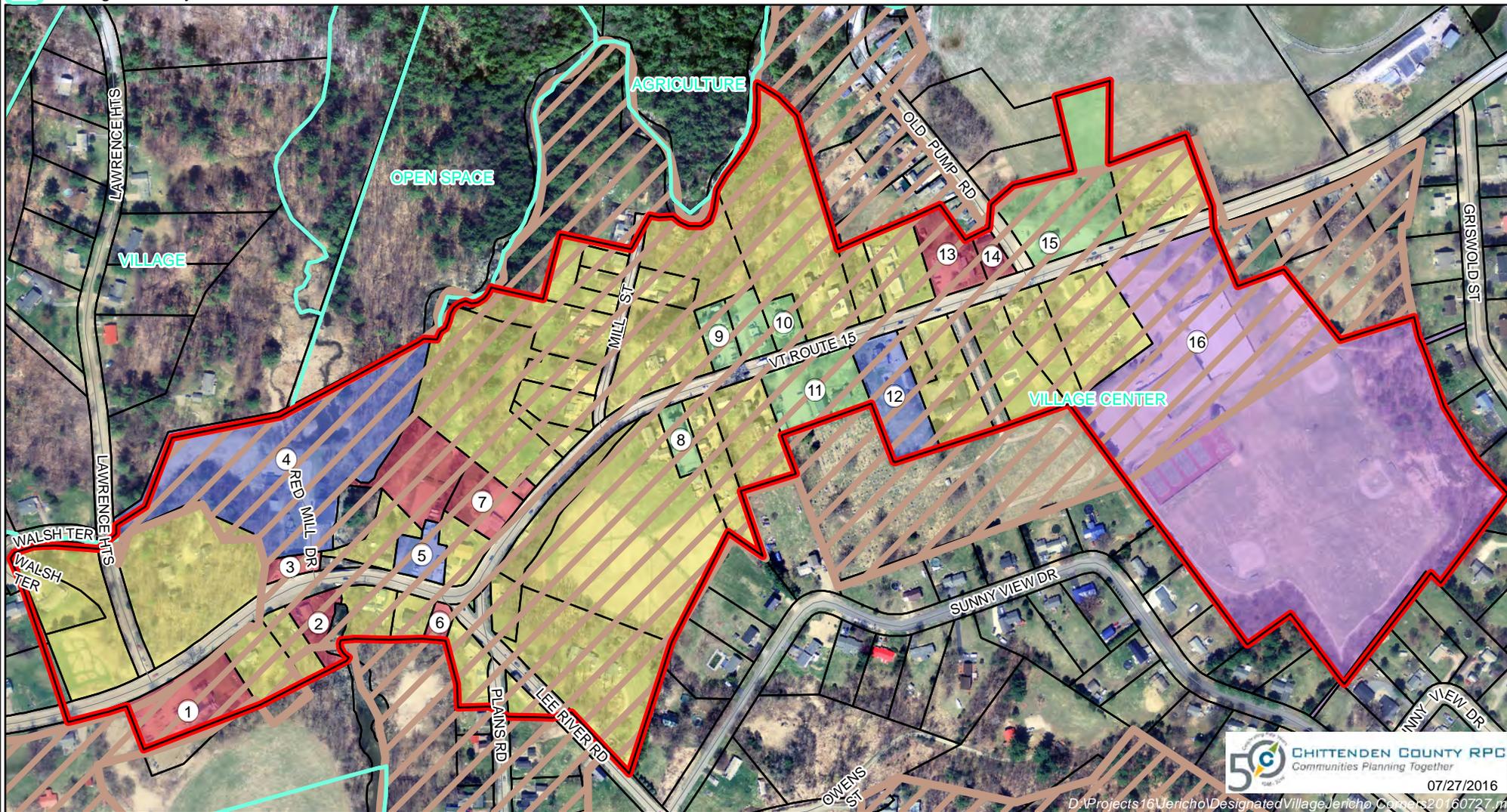
1:4,800



Businesses and Significant Properties

- 1.) Jericho Café and Tavern
- 2.) Vacant Commerical Building
- 3.) Chittenden Mills Gas Station/Store
- 4.) Red Mill Shop/Vacant Commerical Bldg.
- 5.) Joe's Snack Bar
- 6.) Mane Street Hair
- 7.) Jericho General Store
- 8.) Masonic Hall

- 9.) Jericho Town Hall
- 10.) Methodist Church
- 11.) Penticostal Church
- 12.) Transitions Physical Therapy
- 13.) Snowflake Chocolates
- 14.) Palmer Lane Maple
- 15.) Jericho Post Office
- 16.) Jericho Elementary School



**Other Required Information:
Zoning District Map
&
Corresponding Bylaw
Language**

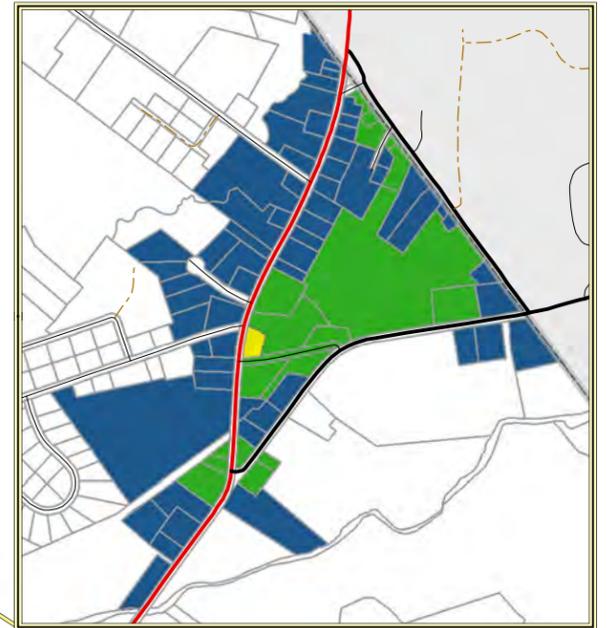
Zoning Jericho Vermont

Legend

☒ Tax Parcel Boundary - 2015

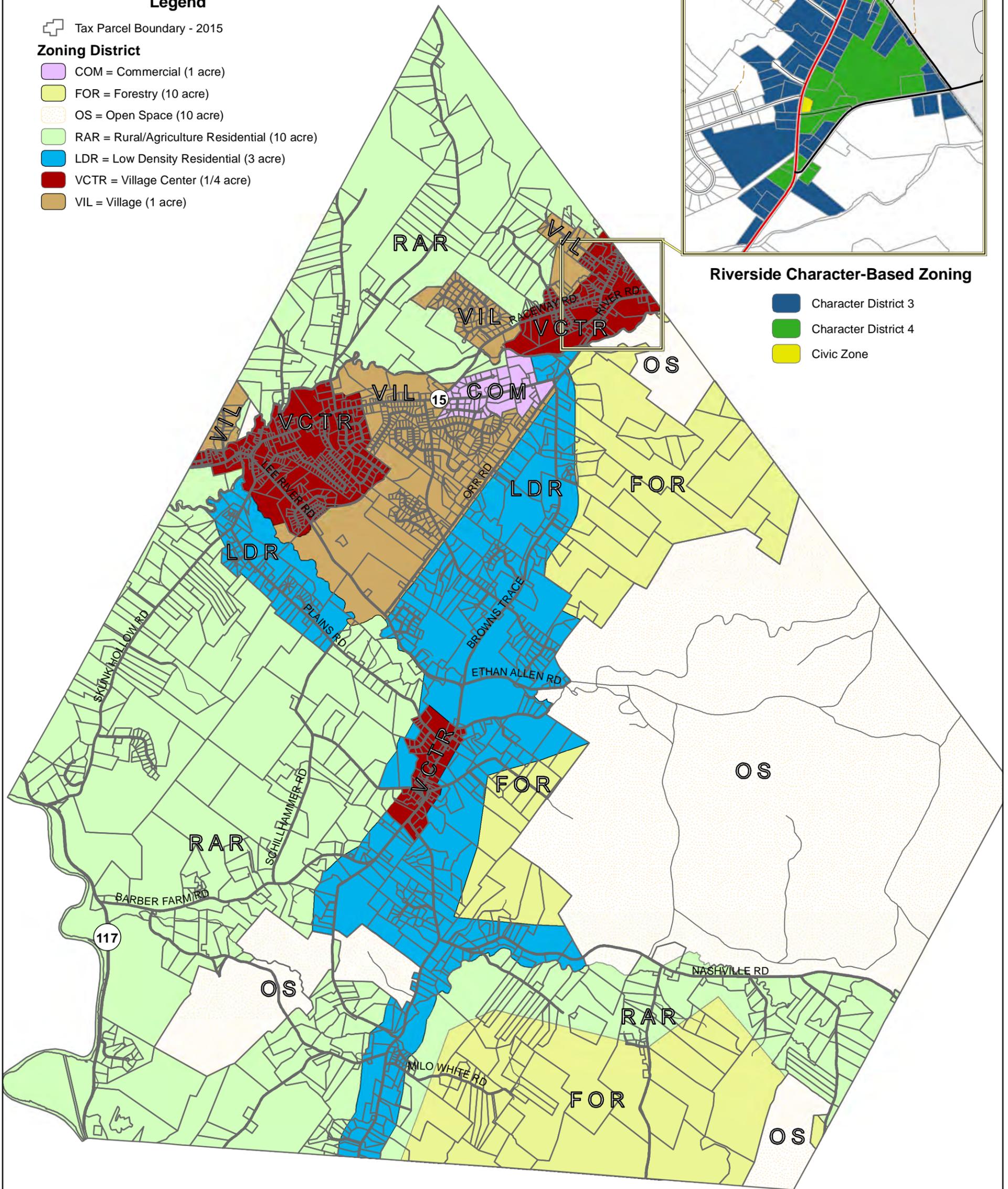
Zoning District

- COM = Commercial (1 acre)
- FOR = Forestry (10 acre)
- OS = Open Space (10 acre)
- RAR = Rural/Agriculture Residential (10 acre)
- LDR = Low Density Residential (3 acre)
- VCTR = Village Center (1/4 acre)
- VIL = Village (1 acre)



Riverside Character-Based Zoning

- Character District 3
- Character District 4
- Civic Zone



Sources:
 Parcel Boundary - GrassRoots GIS, 2015
 Zoning - Updated by CCRPC February 2016.
 Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
 The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

1:43,200

1 inch = 3,600 feet



Zoning Bylaw Language:

From the Jericho Land Use and Development Regulations (effective June 14, 2016)

3. ZONING DISTRICTS

3.1. Zoning Districts and Zoning Map

For the purposes of these regulations, the Town of Jericho is divided into the following zoning districts, in accordance with Title 24 VSA Section 4414(1):

- 3.1.1. Rural/Agriculture Residential District (RAR)
- 3.1.2. Commercial District (COM)
- 3.1.3. Forestry District (FOR)
- 3.1.4. Open Space District (OS)
- 3.1.5. Low Density Residential District (LDR)
- 3.1.6. Village District (VIL)

3.1.7. Village Center District (VCTR)

The location and boundaries of each zoning district are shown on the official “Town of Jericho Zoning Map”, which is incorporated as part of these regulations. The official zoning map, located in the Jericho Town Office, shall be the final authority as to the current zoning status of land in the town.

3.2. Purpose of Districts

- 3.2.1. The purpose of the **Open Space District** is to retain these lands for public use, nature resource management, and conservation. The Open Space District encompasses that land in Jericho currently held by public or quasi-public organizations, which is designated for public recreational use, natural resource management or conservation. The Open Space District currently includes the University of Vermont Research Forest, Mobbs Farm, Mills Riverside Park, Old Mill Park, the Wolfrun Natural Area, and the privately owned Barber Farm.
 - *The Ethan Allen Firing Range is currently owned by the Federal Government and is also included in the Open Space District, however there is no public access to this property. Portions of the Range are heavily developed with numerous structures and significant infrastructure, while other areas remain largely undeveloped. The activities occurring on the site are currently outside the Town’s jurisdiction. Should the Federal Government terminate its ownership of the Range in the future, the Range shall be considered part of the open space district unless specific action to the contrary is taken, only after a significant public dialog on the designation and future of this area has occurred.*

- 3.2.2. The purpose of the **Forestry District** is to preserve productive forests as important parts of Jericho's local economy, and to maintain the rural character of Jericho by preserving significant aesthetic, recreational, and natural resources. Some land in the district is unsuitable for development due to physical limitations such as steep slopes or high water table. Planned Unit Development provisions are recommended to preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development.
- 3.2.3. The purpose of the **Rural/Agriculture Residential District** is to provide land sufficient for agriculture and forestry and rural housing. Prime forest and agriculture land should be protected while allowing for limited, compatible development. Planned Unit Development provisions are recommended to preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development. Linkages to other district via trail and on road cycling are of particular importance in this district.
- 3.2.4. The purpose of the **Low Density Residential District** is to provide for a variety of land uses that are compatible with rural areas. This district creates a transition between the denser Village, Commercial and Village Center Districts and the lower-density Open Space, Forestry and Rural/Agriculture Residential Districts. Additional breaks within this District should be considered to preserve the open countryside. Linkages to other Districts via trails and on road cycling are of particular importance in this District.
- 3.2.5. The purpose of the **Village District** is to provide a moderate-density residential area as a transition from the Village Center Districts. The Village District is intended to provide a variety of housing options, including a mix of single and multi-family housing, near the amenities provided by the Village Center District and the Commercial District. Pedestrian linkages to surrounding neighborhoods and the Village Centers are of particular importance in this district. Small service-oriented commercial uses may be appropriate if they are compatible with the predominantly residential character of the district.
- 3.2.6. The primary purpose of the **Commercial District** is to provide a location for minimum impact commercial enterprises that cannot or should not be located in the Village Center District. Generally this refers to light industrial or commercial uses that rely on trucks and/or heavy equipment that would come into conflict with pedestrians and/or residential uses in the Village Center District. The rural character of the VT Route 15 corridor will be enhanced by carefully planned development and suburban strip development is prohibited in the district. Strip development is defined as linear commercial development along VT Route 15 that includes three or more of the following characteristic: broad road frontage, predominance of single-story buildings, limited reliance on shared access to VT Route 15, lace

of connection to an existing settlement except by VT Route 15, lack of coordination with surrounding land uses, and limited accessibility for pedestrians. Access and traffic between VT Route 15, town and private roads, and developed parcels shall be carefully managed. Curb cuts shall be limited to avoid impeding circulation on Route 15, and interior circulation roads shall be required on larger parcels. Green space, landscaping to screen parking from VT Route 15, and other “character of the neighborhood” criteria, must be met in order to preserve the rural character of the community and the views of the mountains.

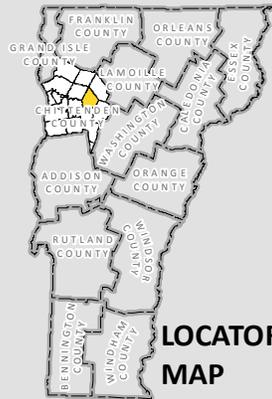
3.2.7. The purpose of the **Village Center District** is to encourage the concentration of people and community-focused activities in traditional centers. As noted in the Jericho Comprehensive Town Plan, Jericho Center, Jericho Corners, and Riverside are listed as an historic district on the State Historical Register. The Village Centers generally retain an architectural character that constitutes a valuable and unique part of our cultural heritage. In addition to the buildings themselves, the character of the villages is defined by the relationship of the structures with one another, with the roads, and with open land. Pedestrian-scale development should be encouraged within the Village Center District. With attention to the location of buildings and connections between buildings, multiple use patterns within a village setting will be able to continue. The orientation of new building should encourage walkability and reflect traditional patterns. Spaces within development to encourage community interaction should be encouraged. Even small spaces for benches, tables, or green space will enhance the Village Centers’ roles as hubs. Connectivity, for vehicles, cyclists, and pedestrians is important. Sufficient parking is necessary for commercial viability. However, parking should not be allowed to dominate the visual appearance of a parcel. Generally, large setbacks with parking in front of the building are less inviting to pedestrians than buildings close to the road with parking to the side or rear. Particularly along VT Route 15, parking lots should not be permitted in front of buildings. In general, on-site parking should be encouraged at the side and rear of buildings.

- *In Jericho Corners, additional pedestrian connections should continue to be encouraged. Any commercial use or residential growth should be modest in scope and should be compatible with the historic Village character and neighboring parcels.*
- *Development in Jericho Center should be mindful of impacts on groundwater quality and availability and of existing historic features such as the Village Green. Pedestrian connectivity and safety throughout the Village and with nearby neighborhoods should continue to be encouraged. Traffic calming and pedestrian circulation is of particular importance as development occurs along Browns Trace. Pedestrian connectivity and*

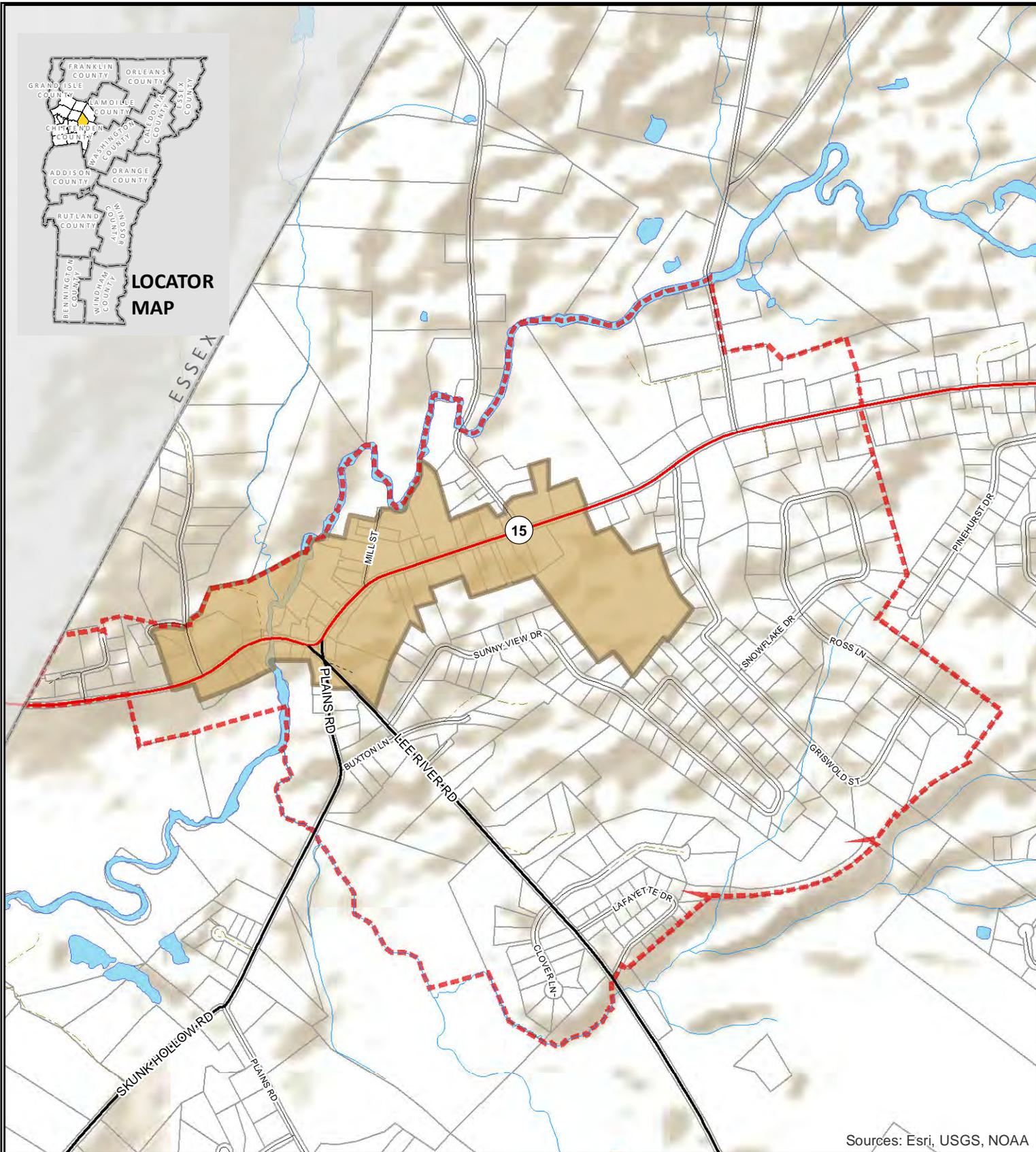
safety throughout the Village and with nearby neighborhoods should continue to be encouraged.

- *Section 13 of the Regulations contains the “Character Based Zoning Ordinance” for much of the Riverside Village Center and is intended to foster growth on existing large parcels in a way that preserves and expands on the traditional village center type development. As further explained in Section 13, development review should pay particular attention to bulk, setbacks, and relationship of buildings to parking and pedestrian amenities. Larger buildings can be successfully incorporated into the Riverside Village through proper siting and the use of landscaping and architectural treatments to interrupt building bulk. The portion of this Village Center located outside of the Character district, any commercial use or residential growth should be modest in scope and should be compatible with the historic Village character and neighboring parcels. Traffic calming and pedestrian circulation is of particular importance as development occurs along VT Route 15 and River Road.*

**Integration with Town Plan
(see attached excerpts from
the Jericho 2016 Town Plan)**



**LOCATOR
MAP**



Sources: Esri, USGS, NOAA

Source:
Tax Parcel Boundary - GrassRootsGIS, 2015; Road Centerline - VTrans, July 2015; Railroad - VTrans, 2003; Surface Water - VHD, 2008 (VCGI)
Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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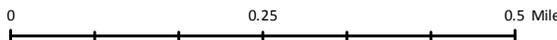
Legend

-  Jericho Corners Designated Village
-  Village Center Zoning District
-  2015 Tax Parcel Boundary



1:12,000

1 in = 1,000 feet



**Map 16:
Jericho Corners
Village
Jericho, Vermont**

2016 Comprehensive Plan

References to Jericho Center Village Center Designation from the Jericho Town Plan:

From Section 1 – Introduction, Vision and Goals:

Vision

The Town of Jericho has a strong sense of community. Its residents participate in local events centered around its three vital traditional village centers. The appearance and physical characteristics of these centers encourages pedestrians and bicyclists, and reflects the historic patterns of settlement rather than acquiescing to the dominance of the automobile. Convenient public transportation options are available within town and to connect with the surrounding communities. Municipal buildings, schools, and other public facilities such as libraries are in the Villages, drawing residents to these activity centers. In addition to businesses and services, the Village Centers also include a wide range of housing choices, allowing a diverse population to reside in Jericho.

Residential and sprawl-like development outside of the village centers has declined as the environmental, social, and economic costs of such development have been recognized. Small agriculturally-based enterprises, home businesses, and tourism continue to thrive. Jericho's schools, public recreation facilities and open land are of high quality, and form an integral part of the community. The Town continues to attract and support young families and allowing older people to age in place.

Some areas of the town remain virtually untouched and still provide important habitat to many of the Northeast's native species. These concepts of Village Centers, small-scale local businesses, and preservation of natural resources are consistent with a wider view of Jericho's role in Chittenden County."

Goals:

2. To preserve historic character of Jericho.
3. To concentrate new development in Jericho's three village centers and the commercial district.

From Section 3 – Land Use:

This Comprehensive Town Plan envisions continued and future growth and development occurring mainly in Jericho's three Village Centers. These areas should develop into vibrant centers of culture, community, and commerce. The Village Centers should be interspersed with open, rural countryside, working agricultural and forestland, lands containing natural resources, and rural homes.

GOALS, STRATEGIES, AND IMPLEMENTATION

Implementation 3.1.2.1: Pursue grant and other funding opportunities to enhance infrastructure improvements that support additional development within the Village Centers.

Strategy 3.2.2: Pursue opportunities for joint projects with adjacent towns aimed at addressing common issues.

Implementation 3.2.2.1: Continue joint planning efforts with the Town of Underhill related to the Riverside/Underhill Flats Village Center.

From Section 5 – Cultural and Historic Resources

In 2003, Jericho Corners became an official “Designated Village Center” through the Vermont Downtown Program, making it one of the first Designated Village Centers in Vermont. Since 2003, both Jericho Center and Riverside/Underhill Flats have also received Village Center Designation. Through this designation, building owners in the designated area may be eligible for certain tax credits to preserve and to make code and safety improvements to historic buildings. In addition to these benefits to land owners, Village Center Designation has also improved Jericho’s competitiveness when applying for a host of State and Federal grants.

GOALS, STRATEGIES, AND IMPLEMENTATION

Goal 5.1: Protect and preserve important historic, archeological, and architectural features of Jericho.

Strategy 5.1.1: Encourage and promote the private and public preservation, rehabilitation, and enhancement of important historic structures and areas, sites, and archeological features, through a mix of regulatory programs and voluntary and non-regulatory programs.

Implementation 5.1.1.2: Pursue historic preservation grants for publicly owned buildings. Publicize historic preservation grants and tax credits that are available for the preservation of private buildings..

Implementation 5.1.1.3: Provide technical assistance to property owners seeking grants and/or tax credits for historic preservation.

Implementation 5.1.2.4: Work with the Jericho Historical Society to increase awareness of existing historic preservation grants and to raise funds for matching such grants.

Goal 5.2. Strengthen and enhance the three historic Village Centers.

Strategy 5.2.1. Ensure the economic viability of Jericho’s three Village Centers.

Implementation 5.2.1.1. Encourage expanded mixed uses within Village Center areas.

Implementation 5.2.1.2. Require public uses such as schools, libraries, and town offices to be located in traditional village centers.

Implementation 5.2.1.3. Maintain Village Center Designation for each village center. Monitor and take advantage of public and private programs that could benefit Jericho's Village Centers.

From Section 6 – Economic Development

VILLAGE CENTERS

Each of the three Village Centers has received "Village Center Designation" from the State of Vermont. This designation provides tax credits for repairs and code improvements to historic, non-residential properties located within the Village Centers. Utilization of these tax credits could create an incentive for businesses to refurbish existing structures and locate in a Village Center rather than an outlying area. Further marketing of these incentives is needed to inform area residents and businesses of their availability.

TRAVEL, TOURSIM, AND HOSPITALITY

While tourism is often measured by the immediate impact of income for local businesses, it is worth noting that the executives of several employers in Chittenden County, notably IBM and Husky Injection Molding, were first introduced to the area while vacationing in Vermont. Many high-tech firms place a premium on quality of life when considering new locations. The same attributes that attract tourists may also serve as low cost marketing to potential employers. This is especially important, given that Jericho, and Vermont as a whole, lacks the resources to compete with larger, more populous areas in traditional economic development marketing. Marketing materials about incentives how to do business in Jericho, such as the Village Center tax credits, should be provided at Town Hall as well as areas likely to draw large numbers of visitors.

GOALS, STRATEGIES, AND IMPLEMENTATION

Goal 6.1: Foster mixed use, economic development in Jericho's Village Centers.

Strategy 6.1.2. Provide infrastructure necessary to support economic development in each Village Center, including but not limited to water and wastewater, telecommunications, three phased power, and natural gas.

Strategy 6.1.4: Use public resources to foster economic development in the Village Centers.

Strategy 6.1.6: Leverage existing and new incentives for businesses to locate in the Village Centers.

Implementation 6.1.6.1: Promote greater utilization of Village Center Tax Credits by existing and potential village businesses.

Implementation 6.1.6.2: Investigate the applicability of other incentive

programs offered by the State of Vermont, such as the Growth Center and Vermont Neighborhoods programs.

Implementation 6.1.6.3: Research market potential for new businesses to locate in the Village Centers.

Implementation 6.1.6.4: Investigate programs and incentives to promote economic development offered by similarly sized communities in Vermont and other parts of the country.

From Section 7 – Housing

STRATEGIES TO ENCOURAGE HOUSING OPTIONS

One of the most direct ways Jericho can influence housing is through its Land Use and Development Regulations, which encourage housing diversity in several ways.

- Within the Village Center District, affordable and elderly housing is governed by lot coverage rather than minimum lot size. This will allow more, small units to be located within a single structure or series of structures than would be allowed based on a traditional unit-to-lot-size basis. Jericho has also received Village Center designation from the state for its three centers, Jericho Center, Riverside and Jericho Corners. As a benefit of the program, the town and certain developments are eligible for funding benefits and tax credits which could be used to encourage affordable and elderly housing.

GOALS, STRATEGIES, AND IMPLEMENTATION

Strategy 7.1.2: Cooperate with affordable housing non-profits and other affordable housing developers.

Implementation 7.1.2.2: Support applications, such as Community Development Block Grants, for funding of affordable housing

Goal 7.2: Encourage a mix of housing types located in mixed use Village Centers.

Implementation 7.2.1.3: Pursue innovative methods of improving infrastructure in the Village Centers, such as Special Assessment Districts, Public-Private Partnerships, etc.